

Note, or this Mortgage, the Mortgagor will pay for the same with any interest or penalties imposed in connection therewith.

9. It is agreed that the rights and remedies of the Mortgagee arising under the clauses and covenants contained in this Mortgage shall be separate, distinct, and cumulative and none of them shall be in exclusion of the others; and that no act of the Mortgagee shall be construed as an election to proceed under any one provision herein to the exclusion of any other provision, anything herein or otherwise to the contrary notwithstanding.

10. It is agreed that this instrument shall also constitute a Security Agreement as defined under the South Carolina Uniform Commercial Code (Section 36-9-101 et seq. of the Code of Laws of South Carolina (1762), as amended, and the Mortgagor hereby grants to the Mortgagee a security interest in the following property owned by the Mortgagor and located or to be located upon the land described in Exhibit "A" hereof:

ALL of the chattel and personal property owned by Haywood Crossing One, used, or intended to be used in connection with the operations of the HAYWOOD CROSSING APARTMENTS located upon the Premises in Greenville County, South Carolina, and, without limitation, including the following:

- (1) All heating, cooling, air-conditioning, electrical lighting, and wiring conduits and systems.
- (2) All furnaces, engines, machinery, boilers, ducts, and ductwork, chutes, bins, tanks, registers, vents, piping, shafts, towers, and condensers.
- (3) All elevators, escalators, ramps, conveyors, carts, hoists, and lifts.
- (4) All carpets, carpeting, rugs, runners, and floor covering.
- (5) All chandeliers, light fixtures, mirrors, brackets, paintings, pictures, prints, sconces, mobiles, tapestries, wall hangings, curtains, draperies, blinds, shades, vases, urns, and other decorations.
- (6) All office furniture, furnishings, and fixtures, desks, tables, chairs, cabinets, filing systems, typewriters, adding and copying machines, calculators, cash registers, bookkeeping equipment, forms, and supplies.

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