

WHEREAS, without limiting the generality of any other provision hereof, this Mortgage also secures, in accordance with Section 29-3-50, Code of Laws of South Carolina 1976:

1. All existing indebtedness of the Mortgagor to the Mortgagee evidenced by promissory notes or other instruments referred to herein and all renewals and extensions thereof;

2. All future advances that may subsequently be made to the Mortgagor by the Mortgagee to be evidenced by promissory notes or any other instrument referred to herein and all renewals and extensions thereof; and

3. All other indebtedness of the Mortgagor to the Mortgagee now due or to become due or hereafter contracted pursuant to any of the instruments referred to herein as being secured hereby, the maximum principal amount of all existing indebtedness, future advances and all other indebtedness outstanding at any one time not to exceed the total sum of TWENTY-ONE MILLION DOLLARS (\$21,000,000) with interest thereon, attorneys' fees and costs;

NOW, KNOW ALL MEN, in order to secure the following (collectively the "Obligations"): the full and prompt payment and performance of all of the indebtedness, obligations and liabilities of the Mortgagor to the Mortgagee, together with all interest and other charges thereon, whether direct or

0.225

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