

debt secured hereby. The pronouns used herein shall include the masculine, feminine and neuter genders and the singular and plural forms where the context so requires. As used herein, the terms "Mortgagor" and "Mortgagee" shall include the named Mortgagor and the named Mortgagee and their respective heirs, legal representatives, successors, successors-in-title, and assigns.

24. At such time as the entire debt secured hereby has been paid in full and Mortgagor has fully performed all of the covenants, obligations and agreements of Mortgagor hereunder, this mortgage will be void and Mortgagee will cancel, discharge and release this lien in the manner provided by law.

25. This instrument is intended to constitute a security agreement and financing statement under Article 9 of the Uniform Commercial Code, and Mortgagor hereby gives and grants to the Mortgagee a security interest in all fixtures, machinery, and equipment and all personal property of every kind and character, including, without limitation, all furniture and furnishings and all gas, steam, electric, water and other heating, cooking, refrigerating, lighting, plumbing, ventilation, cooling, irrigating, and power systems, machines, appliances and fixtures, whether detached, detachable or affixed or attached to the Property or improvements thereon, all proceeds thereof, if any, and all increases, substitutions, replacements, additions and accessions thereof, and thereto, now or hereafter pertaining to or used, or intended to be used, within or upon the Property.

26. Substitution or replacement of any fixtures or other personalty located upon the Property may be routinely made by Mortgagor with like items as necessitated by damage, deterioration or obsolescence; but without Mortgagee's prior written consent (which shall not be unreasonably withheld), no such substitution or replacement will be made so as to give rise to any lien or encumbrance which might be enforced against the same or any other property covered hereby.

27. In any suit instituted to enforce the liability of the Mortgagor for the indebtedness secured hereby, any judgment obtained shall be enforceable only against the Property conveyed hereby, including the assignment of rents contained herein, and any other property now or hereafter given or pledged as security for said indebtedness. Neither the Mortgagee hereof, its successors or assigns, nor any other person, party or entity, shall be personally liable for the payment and performance of the covenants and agreements contained in this mortgage or the Note, except to the extent of its interest in the Premises and any other security given for the obligations hereof. Except as provided hereinabove and in the Note, Mortgagor waives any right to a deficiency judgment in the event of a foreclosure of this mortgage.

28. As to the security interest hereby created, the Mortgagee and Mortgagor shall have the same rights and remedies as provided in Article 9 of the Uniform Commercial Code in force in South Carolina at the date of this instrument as the provisions of said Article 9 provide for the Secured Party and Debtor, respectively, and upon default the Mortgagee may enforce the lien hereof by foreclosure in any action instituted to foreclose this Mortgage.

29. Any notice required to be given or served by either party hereto upon the other party shall be deemed given or served in accordance with the provisions hereof, if said notice is mailed in a sealed wrapper by United States registered or certified mail, return receipt requested, postage prepaid, properly addressed as follows: