

of the improvements, the Mortgagor hereby granting to the Mortgagee full power and authority to make such entry and to enter into such contracts or arrangements that may be considered necessary by the Mortgagee to complete such improvements; and any sums expended by the Mortgagee in connection with such completion shall be added to the principal amount of the Note and be secured by these presents with interest at the rate of 15% per annum.

25. Mortgagor agrees that if and as requested by the Mortgagee, it will enter into and record in the public records of Greenville County, South Carolina, agreements stipulating the amount which has been disbursed to Mortgagor by Mortgagee, that the sum so disbursed is evidenced by the Note secured hereby and the date to which interest under the Note has been paid, and agreements acknowledging completion of construction and improvements contemplated by the Construction Loan Agreement referred to hereinabove (at any time following such completion).

26. That this Mortgage shall be construed as a mortgage of both real property as well as fixtures and structural components and it shall also constitute and serve as a "Security Agreement" within the meaning of and shall create a security interest under the Uniform Commercial Code of the State of South Carolina. That in addition to the property described above, the Mortgagor does hereby grant, bargain, and sell unto the Mortgagee as security for the indebtedness secured hereby, all fixtures and structural components now or hereafter attached to the building, structures, other improvements, including all uninstalled personal property and equipment stored on the construction site, furnaces, boilers, pumps, heaters, tanks, motors, electrical equipment, central air-cooling and air-conditioning apparatus, fire extinguishing equipment, gas and electric fixtures, elevators, escalators, fittings, cabinets, carpets, lighting, doors, windows, and floor covering or treatment of every kind and description, together with any and all replacements thereof and additions located or installed on the land described hereinabove, and all buildings, structures, and improvements thereon, and all proceeds from the sale or conversion (voluntary or involun-