

at any particular time the amount of the said Indebtedness or the amount due and payable under this mortgage shall be prima facie evidence as against the Mortgagor of the amount of the said Indebtedness or the amount due and payable under this mortgage at such time.

5. That without limiting the generality of the foregoing Paragraphs 2, 3 and 4 or any other provision hereof, this mortgage also secures, in accordance with Section 29-3-50, Code of Laws of South Carolina, 1976, as amended, (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 other instruments 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 specified herein, with interest thereon, attorney's fees and costs.

It is understood and agreed that all advances heretofore, now or hereafter made by the Mortgagee to the Mortgagor, and all indebtedness now and hereafter owed by the Mortgagor to the Mortgagee and any other present or future indebtedness or liability of the Mortgagor to the Mortgagee (all pursuant to any of the instruments referred to herein as being secured hereby) whether as principal debtor, surety, guarantor, endorser or otherwise, will be secured by this instrument until it is satisfied of record.

It is further understood and agreed that the Mortgagee, at the written request of the Mortgagor, will satisfy this mortgage whenever (pursuant to any of the instruments referred to herein as being secured hereby): (1) the Mortgagor owes no indebtedness to the Mortgagee, (2) the Mortgagor has no liability to the Mortgagee, and (3) the Mortgagee has not agreed to make any further advance or advances to the Mortgagor.