

TOGETHER WITH all and singular the tenements, rights, members, hereditaments, fixtures, and appurtenances to the premises, belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the above granted and described Premises unto THE SOUTH CAROLINA NATIONAL BANK, its successors and assigns, forever.

AND, the Mortgagor does hereby bind itself and its successors and assigns to procure or execute any further necessary assurances of title to the said premises, the title to which is unencumbered, and also to warrant and forever defend all and singular the premises unto the Mortgagee, its successors and assigns, from and against itself and its successors and assigns.

AND IT IS AGREED, by and between the parties hereto, that each and every covenant herein made is predicated upon the condition that any obligation for the payment of money incurred by the Mortgagor shall not create a pecuniary liability of the Mortgagor or a charge upon its general credit or against its taxing powers, but shall be payable solely from the lease rentals derived from or in connection with the Project, which are required to be set apart and are hereby specifically pledged to the payment thereof and nothing in the Note or in this Mortgage shall be considered as pledging any other funds or assets of the Mortgagor.

AND IT IS AGREED, by and between the parties hereto, that reference is made to Section 8.6 of the Lease, whereby the Lessee may request the County to grant easements and take other action upon compliance with the terms and conditions of the Lease. The Mortgagee shall execute or confirm the grants or releases of easements, licenses, rights of way, and other rights and privileges permitted by Section 8.6 thereof upon compliance with the provisions of the Lease.