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28. It is understood and agreed that the within mortgage is given to secure any and all indebtedness of the Mortgagor to the Mortgagee and the Mortgagor hereby agrees that any default under the terms and conditions of any other indebtedness to the Mortgagee shall constitute an act of default hereunder. It is further understood and agreed that any default under the terms and conditions of any document given as security for, or in connection with, the within indebtedness or any other indebtedness including, but not limited to, the Commitment Letter from Mortgagee to Mortgagor, dated ~~August~~ ^{Sept} 23, 1980, shall constitute an act of default under the within mortgage entitling the Mortgagee to exercise any and all remedies set forth herein or available to it at law or in equity.

29. The Mortgagor covenants and agrees that the within mortgage shall also constitute a security agreement under the Uniform Commercial Code as adopted in the State of South Carolina, creating a lien on the personalty and/or fixtures described herein and in the event of default, the Mortgagee as Secured Party, shall have, without limitation, all of the rights and remedies available to it under the Uniform Commercial Code, as adopted.

30. As additional security for the indebtedness secured hereby, the mortgagor has delivered to the mortgagee an assignment of Lessor's interest in leases of even date herewith. The Mortgagor covenants and warrants that each of the leases assigned therein is in full force and effect and not in default in any respect. It is further understood and agreed that any default by the Lessor under any of the aforesaid leases shall constitute an act of default under the within mortgage.

IN WITNESS WHEREOF, the said granting corporation has caused its corporate seal to be hereunto affixed and these presents to be subscribed by its duly authorized officers, on this the 25th day of September, in the year of our Lord one thousand, nine hundred and eighty and in the two hundred and fifth year of the Sovereignty and Independence of the United States of America.

In the Presence of:

Charles H. Johnson
William J. [unclear]

RICE-CLEVELAND COMPANY

BY: Frank J. [unclear]
 PRESIDENT

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