

its obligations under the Loan Agreement, including its obligation to make payments at times and in amounts sufficient to pay when due the principal of, prepayment penalty (if any) on and interest on the Note (the "Loan Repayments"); and

NOW, THEREFORE, in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged; in consideration of the purchase and acceptance of the Note by the Bank and to secure the due and punctual payment of any and all liabilities of the Industry under the Loan Agreement, including (without limitation) payments in amounts and at times sufficient to pay the principal of, prepayment penalty (if any) on and interest on the Note and the payment of all fees and expenses and advances of the County and the Bank under the Loan Agreement and this Mortgage, the Industry does hereby grant, bargain, sell, convey, and warrant and assign to the Bank, its successors and assigns a lien on and a continuing security interest in, and does hereby mortgage and pledge unto the Bank, its successors and assigns, forever, with power of sale, the following:

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All of its right, title and interest in and to the tracts, parcels and interests in land described in Exhibit A hereto (the "Land") and the buildings, structures and other improvements now standing or at any time hereafter constructed or placed upon the Land (the "Buildings"),

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