

specifications approved by Mortgagee and in compliance with all applicable law, ordinances, codes, rules, regulations promulgated by any governmental agency or authority, and with the rules of the applicable board-of-fire underwriters.

19. Any and all moneys now or hereafter to be advanced to Mortgagor or to any other person pursuant to any loan agreement, commitment or other instrument, other than the Guaranty Agreement, which advances shall be secured in any manner with respect to the premises or the Building Equipment, shall be paid to Mortgagee for application to the payment of such portion of the Indebtedness and other sums secured hereby as Mortgagee may elect.

20. This mortgage is given as security for the payment of the Indebtedness and the performance and observance by the borrowers and Mortgagor of their obligations under the Guaranty Agreement and the obligations described therein and is being executed in counterpart for recording in three counties in South Carolina as security for said payment and performance, and Mortgagee shall have the right, but not the obligation, to exercise any, some or all of the rights and remedies available to Mortgagee against each parcel (being described on Exhibits "B", "D" and "E") under any, some or all of said other counterparts of this mortgage, or with respect to any other security hereafter given to secure said payment and performance, whether given by Mortgagor or otherwise, in such order as Mortgagee may wish before or after Mortgagee exercises any, some or all of its rights and remedies hereunder without affecting any of Mortgagee's rights or remedies hereunder. The limit on the maximum principal indebtedness (\$2,000,000) secured hereby shall be a cumulative limit under this Mortgage and such other counterparts of this mortgage so that the aggregate principal recovery under all such counterparts of this mortgage shall not exceed \$2,000,000; provided, however, that the principal recovery under any one of such counterparts of this mortgage, at Mortgagee's sole option, may be any part or all of such \$2,000,000. Mortgagor hereby waives any right or claim of right which it may have, now or hereafter, to cause marshalling of its or the aforesaid borrower's assets or the assets of any other party giving any of

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