

2. That the amount of present obligations secured by this mortgage is THIRTEEN MILLION AND NO/100----- Dollars (\$13,000,000.00---) which amount includes the amount evidenced by the Term Note; and
3. That the maximum amount, including present and future obligations, which may be secured by this mortgage at any one time is \$13,000,000, being the sum of the principal amount of the Term Note and the maximum amount which will be advanced at any time pursuant to the Financing Agreement, together with interest and premium, if any, thereon and other sums which may be advanced pursuant to this mortgage; and that the period within which such future obligations may be incurred shall extend up to and include February 19 , 19 92 ;

AND WHEREAS, the Grantor has agreed and desires to secure the payment of the Term Note and such amounts as may be advanced from time to time to the Grantor pursuant to the Financing Agreement (the Term Note and such other indebtedness under the Financing Agreement being hereinafter referred to as the "Notes") with interest and any renewals or extensions thereof, in whole or in part, and of the additional payments hereinafter agreed to be made, by a conveyance of the lands and security interests hereinafter described;

NOW, KNOW ALL MEN, that the said Grantor in consideration of the said debt and sum of money aforesaid, and for better securing the payment thereof to the said Lender, its successors and assigns, according to the terms of the said Notes, and also in consideration of the further sum of Three Dollars to the said Grantor in hand well and truly paid by the said Lender, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the said Lender, its successors and assigns, that certain tract or parcel of land located in Greenville County, State of South Carolina, more particularly described as follows: