

or modifications thereof upon the same or different terms or at the same or different rate of interest; and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Debtor by Mortgagee evidenced by the aforesaid Factoring Agreement and guaranteed by the aforesaid Guaranty, or by other agreements, promissory notes or guaranties, and all renewals and extensions thereof; and (ii) all other indebtedness of Debtor or Mortgagor to Mortgagee now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed Six Hundred and Fifty Thousand Dollars (\$650,000.00); plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorneys fees.

ALSO in further consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, the Mortgagor has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, all that certain real property situate, lying and being in the Counties of Greenville and Laurens, State of South Carolina fully described in Exhibit "A" attached hereto and by reference made a part and incorporated herein as if set forth verbatim.

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto;

All of the interests, estates, and property described in the foregoing Granting Clause are herein sometimes referred to collectively as the "Property."

TO HAVE AND TO HOLD all and singular the Property unto Mortgagee and the successors or assigns of Mortgagee forever.

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