

fee and/or require changes in the rate of interest (as then prevailing in the community), term of loan, monthly payments of principal and interest and other terms and conditions of this Mortgage and/or the Note secured hereby.

12. That the Mortgagee shall have the right to enter and inspect the mortgaged premises and secured collateral at all reasonable times.

13. That the Mortgagor will execute and deliver to the Mortgagee, on demand, any instrument or instruments necessary to reaffirm, to correct and to perfect the lien of the Mortgagee to the mortgaged premises.

14. That the rights of the Mortgagee arising under the clauses and covenants contained in this Mortgage shall be separate, distinct and cumulative and none of them shall be in exclusion of the others; that the invalidity of one or more of the clauses and covenants contained herein shall not in any way affect the validity or enforceability of the remaining provisions herein contained; and that no act of the Mortgagee shall be construed as an election to proceed under any one provision herein to the exclusion of any other provision, anything herein or otherwise to the contrary notwithstanding.

15. 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 all fixtures and all equipment now located or to be located on the premises described in Exhibit A, which pledge personal property shall include, but is not limited to, all racks, fork lifts, storage bins, and office equipment, together with all replacements thereof. The Mortgagor shall not have the right to remove any of the property covered by this Security Agreement unless such property is replaced with property of like kind and of comparable quality. At the time that the principal outstanding balance of the Note has been reduced to \$457,500.00, the Mortgagor agrees to release the lien granted in this Paragraph 15 and to execute such documents as are necessary to effect this release.

It is agreed that the Mortgagor shall hold and enjoy the premises above conveyed until there is a default under this Mortgage or in the Note secured hereby. It is the true meaning of this instrument that if the Mortgagor shall fully perform all the terms, conditions, and covenants

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