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21. This mortgage is given to secure not only indebtedness now and hereafter evidenced by the Note, but also such future advances, whether such advances are obligatory or are to be made at the option of the Mortgagee, or otherwise, as are made within fifteen (15) years from the date hereof, to the same extent as if such future advances were made on the date of the execution of this mortgage. The total amount of indebtedness that may be so secured may decrease or increase from time to time, but the total unpaid balance so secured at one time shall not exceed twice the face amount of the Note, plus interest thereof at the rate provided in the Note, and any disbursements made for the payment of taxes, levies or insurance on the property covered hereby with interest on such disbursements at the rate provided in the Note for overdue installments of principal of the Loan.

IN WITNESS WHEREOF, Mortgagor has caused this mortgage to be executed by its duly authorized officer and its corporate seal to be affixed as of the day and year first above written.

[Corporate Seal]

MARTIN THEATRES, INC.

Signed, sealed and delivered in presence of:

By:

Attest:

Barbara E. Scott
Nancy M. Green

(CONTINUED ON NEXT PAGE)

4328 RV-2