

Mortgagee, and Mortgagor does hereby grant, bargain, sell and release unto Mortgagee, a security interest in and to all goods, equipment, fixtures, accounts receivable, rents, condemnation awards, insurance proceeds and refunds of insurance premiums now or hereafter owned, used, or received by Mortgagor or Mortgagee on, about or in connection with the herein described Property, together with all proceeds of all non-monetary collateral when sold. The mention in any financing statement of (i) the rights in or to the proceeds of any fire or hazard insurance policy, or (ii) any award in eminent domain proceedings for a taking or for loss of value, or (iii) the Mortgagor's interest as lessor in any present or future lease or rights to income growing out of the use or occupancy of any part of the Property, whether pursuant to lease or otherwise, shall never be construed as in anywise altering any of the rights of Mortgagee as determined by the Loan Documents or impugning the priority of any lien or title granted in any Loan Documents, but such mention in the financing statement is declared to be for the protection of Mortgagee in the event any court or judge shall at any time hold with respect to (i), (ii), or (iii) set forth above in this paragraph that notice of Mortgagee's priority of interest to be effective against a particular class of persons, including but not limited to the Federal government and any subdivisions or entities of the Federal government, must be filed in the Commercial Code records. Mortgagor hereby agrees to pay all costs incurred by Mortgagee in continuing the lien of any financing statements filed in connection herewith. In addition to the other remedies provided in the Loan Documents, Mortgagee is hereby authorized to exercise the rights of a secured party under the Uniform Commercial Code of South Carolina or any subsequent law in lieu thereof. A default under this Mortgage shall constitute a default under this security agreement. Mortgagor hereby covenants that the collateral referred to in this paragraph was or will be acquired or used primarily for business purposes and was or will be acquired with the proceeds of the Note. Mortgagor also covenants and agrees that said collateral will be kept on the land conveyed or encumbered herein and no part thereof will be removed therefrom unless replaced with items of at least equal quantity, quality, value and utility and free of all liens and contractual defaults of every nature whatsoever except that such replacement items shall be subject to the lien of this security agreement and part of the collateral conveyed herein or encumbered hereby. Mortgagor is the record owner of the collateral, and said collateral are fixed or are to be fixed to the land conveyed or encumbered hereby. The addresses of the parties hereto are as follows:

MORTGAGOR: CHRISTIE PROPERTIES
 9 Mills Avenue
 Greenville, South Carolina 29605
 Attention: E. Vernon Anderson, Jr., M.D.

MORTGAGEE: THE LIFE INSURANCE COMPANY OF VIRGINIA
 P. O. Box 27424
 Richmond, Virginia 23261
 Attn: Mortgage and Real Estate Division

19. Mortgagor agrees, to the full extent permitted by applicable law, that in the event of a default in any of the Loan Documents, neither Mortgagor nor anyone claiming by, through or under Mortgagor will set up, claim or seek to take advantage of any moratorium, reinstatement, forbearance, insolvency, appraisal, valuation, stay, extension, homestead, dower, curtesy, exemption or redemption laws or any other laws or legal or equitable rights now or hereafter in force in order to prevent or hinder the exercise, performance, enforcement or protection by Mortgagee of the rights, titles or interests contained in any of the Loan Documents, including without limitation, the absolute sale of the Property or any part thereof pursuant to the Loan Documents or the delivery of possession thereof immediately after such sale to the purchaser at such sale. Further, Mortgagor, for itself and all who may at any time claim by, through or under Mortgagor, hereby waives, to the full extent permitted by applicable law, the benefit of all such laws and of any and all right to have any of the Property marshalled upon any foreclosure. If Mortgagor is now or hereafter an artificial entity, Mortgagor hereby agrees not to deny its existence or claim any exemption from the terms, covenants and conditions of any of the Loan Documents because of the lack of authority to act of any of its officers, partners, employees or any other representatives.

20. In the event of (i) a default in the payment in full at maturity of any installment of the principal or interest of the Note secured hereby, or if (ii) Mortgagor shall commit, suffer or permit any violation of any of the terms,