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TO HAVE AND TO HOLD all and singular the said Premises unto First National, its successors and assigns forever, provided always, however, that this mortgage is granted upon the express condition that, if the Company shall pay or cause to be paid all amounts payable under the Note, the Loan Agreement, and this Mortgage and Security Agreement, then this mortgage shall cease and shall become null and void; otherwise, this mortgage shall remain in full force and effect.

The Company covenants that it is lawfully seized of the Premises in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same. The Company further covenants to warrant and forever defend all and singular the said Premises unto First National, forever from and against the Company and all persons whomsoever lawfully claiming the same or any part thereof. The Company also agrees that it will, in its individual capacity and at its own cost and expense, promptly take such action as may be necessary to duly discharge any liens and encumbrances on the Premises which are or will be claimed by any party through the Company, which are not related to this mortgage.

SECTION 3. GRANT OF SECURITY INTEREST.

The Company does hereby convey, warrant, mortgage, pledge, assign and grant to First National, its successors and assigns, and First National does hereby accept, a security interest in and

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