

of four (4) additional mortgages and two (2) deeds to secure debt covering other parcels of land in South Carolina and Georgia all of even date herewith; and

WHEREAS, without limiting the generality of any other provision hereof, this Mortgage also secures, in accordance with Section 29-3-50, Code of Laws of South Carolina 1976:

1. All existing indebtedness of the Mortgagor to the Mortgagee evidenced by the Loan Agreement, promissory notes or other instruments referred to herein and all renewals and extensions thereof; and

2. All future advances that may subsequently be made to the Mortgagor by the Mortgagee to be evidenced by the Loan Agreement, promissory notes or any other instrument referred to herein and all renewals and extensions thereof; and

3. All other indebtedness of the Mortgagor to the Mortgagee now due or to become due or hereafter contracted pursuant to any of the instruments referred to herein as being secured hereby; and

Paul WHEREAS, the maximum principal amount of the Obligations (hereinafter defined) that this Mortgage secures is ~~FOR~~ ^{FIVE} MILLION DOLLARS (³⁵\$4,000,000); in addition, this Mortgage secures all interest and premiums on or in respect of the principal amount of the Obligations, and all Obligations in the nature of fees, commissions, expenses and charges, including, without limitation, indemnification and reimbursement obligations; and

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