

It is further understood and agreed that Mortgagee shall not consent to (i) any transfer of less than the entire Mortgaged Premises, or (ii) any transfer in any form, including but not limited to a sale and leaseback, which has the effect of creating additional expense to or charges against the Mortgaged Premises. No encumbrance, subordinate mortgage or junior lien may be created without the express written consent of Mortgagee.

14. Security Agreement. This Mortgage constitutes a security agreement under the Uniform Commercial Code of the State of South Carolina and creates a security interest in all that property (and the proceeds thereof) included in the Mortgaged Premises which constitutes "personal property." Mortgagor shall execute, deliver, file and refile any financing statements, continuation statements, or other security agreements Mortgagee may require from time to time to confirm the lien of this Mortgage with respect to such property. Without limiting the foregoing, Mortgagor hereby irrevocably appoints Mortgagee Attorney-in-Fact for Mortgagor to execute, deliver and file such instruments for and on behalf of Mortgagor. Notwithstanding any release of any or all of that property included in the Mortgaged Premises which constitutes "real property," any proceedings to foreclose this Mortgage or its satisfaction of record, the terms hereof shall survive as a security agreement with respect to the security interest created hereby and referred to above until the repayment or satisfaction in full of the obligations of Mortgagor as are now or hereafter evidenced by the Note. Mortgagee may exercise any and all remedies of a secured party available to it under the Uniform Commercial Code of South Carolina with respect to such property, and it is expressly agreed in accordance with the provisions of the Uniform Commercial Code of South Carolina that ten (10) days' notice by Mortgagee to Mortgagor shall be deemed to be reasonable notice under the provisions of the Uniform Commercial Code of South Carolina requiring such notice; provided, however, that Mortgagee may, at its option, dispose of the collateral in accordance with Mortgagee's rights and remedies