

3. Mortgagee has not agreed to make any further advances or extensions of credit to Mortgagor.

The entire estate, property and interest hereby conveyed to Mortgagee may hereafter be referred to as the "Mortgaged Estate."

FOR THE PURPOSE OF SECURING

a. Payment of the indebtedness in the total principal amount of \$10,788,820, with interest thereon, evidenced by the Note executed by Mortgagor, which has been delivered to and is payable to the order of Mortgagee, and which by this reference is hereby made a part hereof, and any and all modifications, extensions and renewals thereof.

b. Performance of all obligations of Mortgagor under that certain loan agreement dated March 21, 1984 (the "Loan Agreement") by and between Mortgagor and Mortgagee pursuant to which the Mortgagor's indebtedness as evidenced by the Note has been incurred, and each agreement of Mortgagor incorporated by reference therein or herein, or contained therein or herein.

c. Payment of all sums advanced by Mortgagee to protect the Mortgaged Estate, with interest thereon at the rate then effective under the Note.

d. Performance of all obligations of any guarantor of any of the obligations of Mortgagor contained in this Mortgage, the Note, the Loan Agreement, and any other instrument given to evidence or further secure the payment and performance of any obligation secured hereby.

e. Payment of all future advances and/or extensions of credit that may subsequently be made to Mortgagor by Mortgagee, when evidenced by promissory notes specifically referring to this Mortgage, and all extensions and renewals thereof, the maximum principal amount of all existing indebtedness, future advances, extensions of credit and all other indebtedness outstanding at any one time and to be secured by this Mortgage not to exceed Ten Million Seven Hundred Eighty-eight Thousand Eight Hundred Twenty and no/100 Dollars (\$10,788,820), plus interest thereon, attorney's fees and court costs, and any advances necessary for the protection of the security or title thereto, including, but not limited to, advances for taxes and insurance premiums. Interest payable hereunder will accrue daily and will be payable monthly.