

18. Inspection. The Mortgagee and its authorized agents and employees shall have the right, at the Mortgagee's option, to enter into the Property at all reasonable times, on not less than two (2) days' prior notice to the Mortgagor, for the purpose of inspecting the same.

19. Security Agreement. It is the intention of the parties hereto that this instrument shall constitute a Security Agreement within the meaning of the Uniform Commercial Code with respect to the Building Equipment, and that a security interest shall attach thereto for the benefit of the Mortgagee to further secure the Obligations. The Mortgagor hereby authorizes the Mortgagee to file financing and continuation statements with respect to such collateral and, upon request, the Mortgagor shall promptly execute financing and continuation statements in form satisfactory to the Mortgagee to further evidence and secure the Mortgagee's interest in such collateral, and shall pay all filing fees in connection therewith. In the event of a default under this Mortgage, the Mortgagee, pursuant to Section 36-9-501 of the South Carolina Uniform Commercial Code, as such section is currently constituted or may be hereafter amended, shall have the option of proceeding as to both real and personal property in accordance with its rights and remedies in respect of the real property. The parties agree that in the event the Mortgagee elects to proceed with respect to collateral constituting personalty or fixtures separately from the real property, thirty (30) days' notice of the sale of such collateral shall be reasonable notice.

20. Default. The Obligations shall become immediately due and payable at the option of the Mortgagee:

- (a) After default for twenty (20) days in the payment of any Imposition; or
- (b) After default for ten (10) days in keeping in force the insurance which the Mortgagor is required to maintain under the provisions of this Mortgage or after request by Mortgagee in delivering or