

correct entries shall be made of all dealings and transactions relative to the Mortgagor and the Property. Said books of record and account shall be maintained and made available to the Mortgagee, at an office of the Mortgagor within the State of South Carolina and shall be open to the inspection of the Mortgagee and its accountants and its other duly authorized representatives at regular business hours. The Mortgagor further covenants that it will, within a reasonable time after any request by the Mortgagee, furnish or cause to be furnished to the Mortgagee such other information with respect to the Mortgagor or the Property as the Mortgagee may from time to time reasonably request.

20. 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 as enacted in the State of South Carolina (the "Governing Jurisdiction") and a security interest is hereby granted with respect to the personalty and fixtures comprising a part of the Property and the proceeds thereof, 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 in which the Mortgagor has a mortgagable interest, without the signature of the Mortgagor whenever permitted by law, and upon request, the Mortgagor shall promptly execute financing and continuation