

holder of the Note described below a security interest in all of the personal property, tangible and intangible, described herein in accordance with the terms of the Uniform Commercial Code as adopted in the State of South Carolina (the Code). As to all of such personalty the holder of the Note shall have, without limitation, all of the rights and remedies of a secured party under the Code. The recordation of this Mortgage shall also constitute a fixture filing in accordance with the provisions of the Code and Mortgagor covenants to promptly execute such financing statements as may be required by the holder of the Note from time to time and to cause the same to be filed in the appropriate jurisdictions.

TOGETHER WITH all proceeds of the conversion, whether voluntary or involuntary, of any of the Property into cash or other liquid claims, including without limitation all awards, payments or proceeds, including interest thereon, and the right to receive the same, which may be made as the result of any casualty, any exercise of the right of eminent domain or deed in lieu thereof, the alteration of the grade of any street and any injury to or decrease in the value of the Property, together with the reasonable counsel fees, costs and disbursements incurred by the holder of the Note in connection with the collection of such awards, payments