

title and interest of Mortgagor in and to any of the Equipment which may be subject to any security agreements (as defined in the Uniform Commercial Code of South Carolina), superior in lien to the lien of this Mortgage *

(c) all awards or payments, including interest thereon, which may be made with respect to the Mortgaged Property, whether from the exercise of the right of eminent domain (including any transfer made in lieu of the exercise of said right), or for any other injury to or decrease in the value of the Mortgaged Property;

(d) all leases and other agreements affecting the use or occupancy of the Mortgaged Property now or hereafter entered into (the Leases) and the right to receive and apply the rents, issues and profits of the Mortgaged Property (the Rents) to the payment of the Debt;

(e) all proceeds of and any unearned premiums on any insurance policies covering the Mortgaged Property, including, without limitation, the right to receive and apply the proceeds of any insurance, judgments, or settlements made in lieu thereof, for damage to the Mortgaged Property;

* , it being expressly understood and agreed that the term "Equipment" as used in this Mortgage shall not be deemed to include any of the construction equipment or construction related machinery now or hereafter located on the Mortgaged Property;