

such other obligations as may be set forth and contained in any and all other agreements executed in conjunction with the subject indebtedness and/or incorporated herein by reference, and in further consideration of the sum of Three and no/100 (\$3.00) Dollars paid by MORTGAGEE to MORTGAGOR, the receipt whereof is hereby acknowledged, and to secure, in accordance with §29-3-50 of the Code of Laws of South Carolina, 1976, as amended (1) all existing indebtedness of MORTGAGOR to MORTGAGEE pursuant to the Promissory Note and all renewals, amendments and extensions thereof, and the performance of all the terms and provisions, thereof; and (2) all future advances and/or extensions of credit that MORTGAGEE may subsequently make to MORTGAGOR, whether evidenced by promissory notes or otherwise, and all renewals, amendments and extensions thereof, the maximum principal amount of all existing indebtedness, future advances and/or extensions of credit outstanding at any one time, and to be secured by this Mortgage, not to exceed Two Hundred Eighty-seven Thousand Three Hundred Twenty-four and 92/100 (\$287,324.92) Dollars, plus interest thereon, attorney's fees and court costs, and any advances made by MORTGAGEE for the protection of the security or title thereto and as may be more fully set forth hereinbelow;

MORTGAGOR hereby grants, bargains, sells and releases unto MORTGAGEE, its successors and assigns, to secure the payment and obligations recited hereinabove, all its right, title and interest in and to the above-described Lease, and the Leasehold estate of MORTGAGOR created thereby, of that certain real property, with improvements thereon, described on Schedule A, attached hereto and made a part hereof by reference.

Together with all and singular MORTGAGOR'S right, title and interest, as Lessee under the Lease, in and to the rights, members, hereditaments, and appurtenances to said premises belonging, or in any way incident or appertaining, to specifically include all buildings, structures, replacements,