

the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents, DOES GRANT, bargain, sell and release unto the Bank, its successors and assigns, subject always to the Lease Agreement and the rights of the Lessee thereunder:

I

The real property situated in Greenville County, South Carolina, described in Exhibit A attached hereto, with all buildings, additions, improvements and fixtures now or hereafter located thereon or therein and with the tenements, hereditaments, servitudes, appurtenances, rights, privileges and immunities thereunto belonging or appertaining which may from time to time be owned by the County. The machinery and equipment described in Exhibit B which shall be located on the premises.

II

All right, title and interest of the County in and to the Lease Agreement, and all lease rentals, revenues and receipts received or to be received under the Lease Agreement, except amounts paid by the Lessee thereunder to the County and other local taxing authorities in lieu of taxes pursuant to Section 5.5 thereof and all amounts paid by Lessee to the County pursuant to Sections 6.3, 8.7 or 10.4 thereof, and any and all unexpended balances in the Construction Fund established under the Lease Agreement.