

1534 286

This is the identical property conveyed to the Mortgagor herewith by deed of TML Corporation dated December 12, 1973 and recorded in the RMC Office for Greenville County, South Carolina on December 18, 1973 in Deed Book 990 at page 695.

Together with all and singular the easements, ways, rights, privileges, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including but not limited to, all and singular the buildings and improvements now and hereafter thereon (including all materials to be used in the construction, maintenance and repair of same), and together with all shades, wall-to-wall carpeting, screens and screening, awning, plants, shrubs and landscaping, elevators, plumbing material, gas and electrical fixtures and equipment, and all heating, cooling, air conditioning and lighting fixtures, equipment and/or apparatus now or hereafter on said premises, whether affixed or annexed or not, and used or usable in connection with any present or future operation of the premises, all of which shall be deemed realty and conveyed by this mortgage, and all rents, issues and profits which may arise or be had from any portion or all of said premises.

TO HAVE AND TO HOLD all and singular the above described premises, with the appurtenances thereto, unto the Mortgagee, its successors and assigns, forever.

The Mortgagor covenants and agrees with the Mortgagee as follows:

1. That the Mortgagor will promptly pay any indebtedness arising out of the Mortgagor's Obligations.
2. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein, and also any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee; but the amount secured hereby shall not exceed \$100,000.00 of the principal amount of indebtedness now or hereafter owing by Mortgagor to Mortgagee, at any time or times outstanding, plus interest thereon at the rate provided in the aforesaid Factoring Agreement,

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