

stipulations, and agreements contained herein and/or in any other documents given by the Mortgagor to the Mortgagee in connection therewith, and also in consideration of the further sum of Three and No/100ths (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the Mortgagee at and before 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 Mortgagee, its successors and assigns:

All those pieces, parcels, or tracts of land with improvements thereon or hereafter constructed thereon, situate, lying and being in the Counties of Greenville, Greenwood, Anderson, and Chesterfield, in the State of South Carolina, more particularly described on Exhibit A attached hereto and made a part hereof.

TOGETHER WITH all of Mortgagor's right, title and interest now owned or hereafter acquired in the following:

(a) All gas and electric fixtures, radiators, heaters, engines and machinery, boilers, elevators and motors, sinks, water closets, basins, pipes, faucets and other air conditioning, plumbing, and heating fixtures, carpeting, furniture, equipment, apparatus and appurtenances, and all building material and equipment now or hereafter delivered to the premises and intended to be installed therein; all trade and manufacturing equipment, machinery, appliances and apparatus; and all renewals or replacements thereof or articles in substitution thereof and all of the estate, right, title and interest of the Mortgagor in and to all property of any nature whatsoever, now or hereafter situated on the premises or intended to be used in connection with the operation thereof shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, and all persons claiming by, through or under them and shall be deemed to be a portion of the security for the indebtedness herein mentioned and secured by this Mortgage and Security Agreement.

(b) All right, title and interest of Mortgagor in and to the minerals, shrubs, timber and other emblements now or hereafter on said land or under or above the same.

RECORDED

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