

indirect, existing, future, contingent or otherwise, due or to become due, under or arising out of or in connection with (i) the Note and the Contemporary Notes, and (ii) the performance by the Mortgagor of each covenant, term, condition and agreement contained in this Mortgage and the Contemporary Mortgages (the Note and this Mortgage being hereinafter collectively referred to as the "Loan Documents"); and in consideration of the premises and the sum of One Dollar (\$1.00) in hand well and truly paid by the Mortgagee, the receipt whereof is hereby acknowledged, the Mortgagor has granted, bargained, sold and released, and by these presents, does grant, bargain, sell and release unto the Mortgagee, and to its successors and assigns forever, the following described property (hereinafter sometimes collectively called the "Property"):

A. All that certain piece, parcel or tract of land located in Greenville County, South Carolina, and more particularly described in Schedule A annexed hereto and made a part hereof (the "Premises"), this being the same property conveyed to the Mortgagor by deed of Bigelow-Sanford, Inc., a Delaware corporation, dated September 18, 1981 and recorded in Book 1155, at Page 370.

B. All the buildings, structures and improvements, now or at any time hereafter erected, constructed or situated on the Premises, or any part thereof, together with all alterations, additions and improvements thereto and all restorations