

successors and assigns its right, title and interest in and to all of the land located in the County of Greenville, State of South Carolina, described in Exhibit "A", attached hereto and made a part hereof, as Tenant of a leasehold estate created by that certain Lease dated JUNE 1, 1981, together with all buildings, structures and improvements of every nature whatsoever now or hereafter situated on the land.

TOGETHER WITH ALL AND SINGULAR, all furniture, fixtures, equipment, and articles of personal property now or hereafter located upon the above described property and used in the operation and maintenance of the improvements situate thereon (excluding, however, fixtures, equipment and other articles of personalty owned by tenants of the Mortgagor).

TOGETHER WITH all easements, rights-of-way, strips and gores of land, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, and all estates, rights, titles, interest, privileges, liberties, tenements, hereditaments, and appurtenances whatsoever, in any way belonging, relating or appertaining to any of the property hereinabove described, or which hereafter shall in any way belong, relate or be appurtenant thereto, whether now owned or hereafter acquired by the Mortgagor and the reversion and reversions, remainder and remainders, rents, issues, profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever at law, as well as in equity, of the Mortgagor in and to the same;

TOGETHER with all machinery, apparatus, equipment, fittings, fixtures and articles of personal property of every kind and nature whatsoever (but excluding all personal property owned by Tenants of Mortgagor), now or hereafter located upon the Premises, and used or usable in connection with any present or future occupant of the Premises or now owned or hereafter acquired by Mortgagor (hereinafter called "Building Equipment") including but not without limiting the generality of the foregoing, all heating, lighting, and power equipment, engines, pipes, pumps, tanks, motors, conduits,

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