

TOGETHER WITH all right, title and interest of Mortgagor in and to the following property, rights and interests (the Premises and the Improvements together with such property, rights and interests being hereinafter collectively called the Mortgaged Property);

(a) all easements, rights-of-way, gores of land, streets, ways, alleys, passages, sewer rights, waters, water courses, water rights and powers, and all estates, rights, titles, interests, privileges, liberties, tenements, hereditaments, and appurtenances of any nature whatsoever, in any way belonging, relating or pertaining to the Mortgaged Property;

(b) all machinery, equipment, fixtures and other property of every kind and nature whatsoever, including building and construction materials and supplies, owned by Mortgagor, or in which Mortgagor has or shall have an interest, now or hereafter located upon the Mortgaged Property, or appurtenances thereto, and usable in connection with the present or future occupancy of the Mortgaged Property (the Equipment), and the right, title and interest of Mortgagor in and to any of the Equipment which may be subject to any security agreements (as defined in the Uniform Commercial Code of South Carolina), superior in lien to the lien of this Mortgage;

(c) all awards or payments, including interest thereon, which may be made with respect to the Mortgaged Property, whether from the exercise of the right of eminent domain (including any transfer made in lieu of the exercise of said right), or for any other injury to or decrease in the value of the Mortgaged Property;

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