

\$28,000,000 outstanding at any one time, evidenced by the aforesaid Note and all renewals, extensions, and modifications thereof (provided, however, that nothing contained herein shall create an obligation on the part of Mortgagee to make future advances or re-advances to Mortgagor), and also in order to charge the properties, interests, and rights hereinafter described with such payment, performance, and observance; and (d) for and in consideration of the sum of One and No/100 Dollar (\$1.00) paid by Mortgagee to Mortgagor this date, and for other valuable consideration, the receipt and sufficiency of which are acknowledged, Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey, assign, transfer, mortgage, hypothecate, pledge, deliver, set over, warrant, and confirm unto Mortgagee, its successors and assigns forever, all right, title, and interest of Mortgagor in and to:

THE MORTGAGED PROPERTY

(A) THE LAND. All the land located in the county of Greenville, State of South Carolina (the "Land"), described in Exhibit A attached hereto and made a part hereof;

(B) THE IMPROVEMENTS. TOGETHER WITH all buildings, structures, and improvements of every nature whatsoever now or hereafter situated on the Land (the "Improvements");

(C) THE LEASEHOLD. TOGETHER WITH the interest of the tenant under the leases (the "Leases") described on Schedule 1 attached hereto and by this reference made a part hereof affecting the land located in the County of Greenville, State of South Carolina described on Exhibit B attached hereto and by this reference made a part hereof, and the improvements now or hereafter located thereon (the "Leasehold");

(D) EASEMENTS OR OTHER INTERESTS. TOGETHER WITH 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,