

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 in Schedule 1 attached hereto and incorporated herein by reference affecting the land located in the County of Greenville, State of South Carolina, described on Exhibit B attached hereto and incorporated herein by reference, and all 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, and appurtenances whatsoever, in any way belonging, relating, or appertaining to any of the Land or the Improvements or the Leasehold, or which hereafter shall in any way belong, relate, or be appurtenant thereto, whether now owned or hereafter acquired by Mortgagor, and the reversion and reversions, remainder and remainders, rents, issues, and profits thereof;

(E) JUDGMENTS; EMINENT DOMAIN. TOGETHER WITH all the estate, right, title, interest, property, possession, claim, and demand whatsoever, at law and in equity, of Mortgagor of, in, and to the same, including but not limited to all judgments, awards of damages, and settlements hereafter made resulting from condemnation proceedings or the taking of the property described in paragraphs (A), (B), (C), and (D) hereof or any part thereof under the power of eminent domain, or for any damage (whether caused by such taking or otherwise) to the property described in paragraphs (A), (B), (C), and (D) hereof or any part thereof, or to any rights appurtenant thereto, and all proceeds of any sales or other dispositions of the property described in paragraphs (A), (B), (C), and (D) hereof or any part thereof.