

of Three (\$3.00) Dollars to it in hand paid by Mortgagee, receipt whereof is hereby acknowledged, and for the purpose of securing (1) payment of said indebtedness as in said note provided, (2) payment of all other moneys secured hereby and (3) the performance of all covenants, conditions, stipulations and agreements herein contained does by these presents grant, bargain, sell and release to Mortgagee, its successors and assigns, the following described real estate:

All of the certain tract or parcel of land situated, lying, and being in the City of Greenville, South Carolina, and more particularly described in Exhibit A attached hereto.

TOGETHER WITH all buildings, improvements and fixtures now or hereafter erected thereon, all rights, appurtenances, easements, tenements, hereditaments, appurtenances, privileges, remainders and reversions now or hereafter appertaining thereto, now or hereafter attached to or used in connection with the Property (as hereinafter defined), and replacements thereof, including, but not limited to, all plumbing and electric apparatus and equipment, all boilers, tanks, power equipment, piping and plumbing fixtures, pumps, heating and air conditioning equipment and systems, fixtures and equipment and lighting equipment and systems.

TOGETHER WITH Mortgagor's interest in all leases and contracts of or relating to the Property (as hereinafter