

Therefore, to secure to Lender the repayment of the indebtedness evidenced by the Wrap Note, the interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, Borrower hereby mortgages, grants and conveys unto Lender, and Lender's successors and assigns, the following described property located in the City of Greenville, County of Greenville, State of South Carolina:

(a) All of those tracts, parcels or lots of land, together with the buildings and improvements thereon, more particularly described in Schedule "B," which is attached hereto and incorporated herein by reference; and

(b) All gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, ovens, elevators, and motors, bathtubs, sinks, water closets, basins, pipes, faucets, and other air conditioning, plumbing and heating fixtures, mirrors, mantels, refrigerating plant, refrigerators, ice boxes, dishwashers, carpeting, furniture, laundry equipment, cooking apparatus, and appurtenances, and all building material and equipment now or hereafter delivered to the above described real property and intended to be installed therein; such other goods, equipment, chattels and personal property as are usually furnished by landlords in letting premises of the character hereby conveyed; and all renewals or replacements thereof or articles in substitution thereof; and all of the estate, right, title and interest of Mortgagor in and to all property of any nature whatsoever now or hereafter situated on the said premises or intended to be used in connection with the operation thereof shall be deemed to be fixtures and accession to the freehold and a part of the realty as between the parties hereto and all persons claiming by, through, or under them and shall be deemed to be a portion of the security for the indebtedness herein mentioned and secured by this Mortgage; and

(c) All of the aforesaid property, whether real, personal or mixed, shall hereinafter be referred to as the "Property."

TOGETHER WITH all and singular the rights, members, hereditaments and appurtenances whatsoever, in any way belonging, relating, or appertaining to any of the Property or which hereafter shall