

its successors and assigns, under the Lease, all and singular the property, real and personal, hereinafter described (said property being herein sometimes referred to as the "mortgaged property", "trust estate" or "Trust Estate"), to wit:

DIVISION I

The parcel of real estate located in the County of Greenville, South Carolina, specifically described in Schedule A attached hereto and hereby made a part hereof, together with all right, title and interest of the Grantor in and to all buildings, structures, improvements and appurtenances now standing, or at any time hereafter constructed or placed upon said property or any part thereof, including all right, title and interest of the Grantor, if any, in and to all fixtures and appurtenances now or hereafter existing of every kind and nature whatsoever on said premises or in any building now or hereafter standing on said property, or any part thereof, and the reversion or reversions, remainder or remainders, in and to said property and each and every part thereof, and together with the entire interest of the Grantor in and to all and singular the tenements, hereditaments, rights, privileges and appurtenances to said property belonging or in any wise appertaining thereto, and all the estate, right, title, interest, claim or demand whatsoever of the Grantor either in law or in equity, in possession or expectancy, of, in and to said property, it being the intention of the parties hereto that so far as may be permitted by law, all tangible property now owned or hereafter acquired by the Grantor and affixed to, attached to, placed upon, or used in any way in connection with the enjoyment, occupancy or operation of said property shall be deemed to be, and shall be considered as, fixtures and appurtenances to the real property of the Grantor.

DIVISION II

All machinery, equipment, fixtures and other personal property acquired by the Grantor with proceeds from the Bonds whether now owned or hereafter acquired including the machinery, equipment and fixtures described in Schedule B attached hereto and by this reference made a part hereof and all machinery, equipment, fixtures and other personal property installed in and about the property described in Division I in replacement, substitution or renewal of such machinery, equipment, fixtures and personal property. In the event any such machinery, equipment, fixtures or other personal property is not sufficiently ascertainable at the time of the execution of this Indenture to be specifically described in Schedule B, in order to constitute this Indenture a valid and enforceable lien thereon, this Indenture shall be supplemented from time to time in order to bring within the lien of this Indenture any and all such machinery, equipment, fixtures and other personal property of the Grantor.

DIVISION III

All right, title and interest of the Grantor in and to the rents, issues, profits, income, revenues and receipts derived from the Trust Estate or any part thereof including without limitation, all right, title and interest of the Grantor, as Lessor, in, under and to the Lease, between the Grantor, as