

tained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, and also in consideration of the further sum of Three and No/100 (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns.

It is understood and agreed, notwithstanding any provision herein to the contrary, that the maximum consideration advanced with respect to the Real Estate in South Carolina and the maximum debt secured by the lien of this Mortgage with respect to the Real Estate in South Carolina is the sum of Five Million Five Hundred Thousand and No/100 (\$5,500,000.00) Dollars.

ALL that piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being

AS SET FORTH ON SCHEDULE A HERETO

This Mortgage is junior in lien to that certain Mortgage and Security Agreement given by Paris Southern Corporation to Greenville County in the principal sum of Two Million Eight Hundred Thousand and No/100 (\$2,800,000.00) Dollars dated as of April 1, 1983, and recorded April 28, 1983, in the R.M.C. Office for Greenville County in Mortgage Book 1604, at Page 182.

Together with all and singular the easements, ways, rights, privileges, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including but not limited to, all and singular the buildings and improvements now and hereafter thereon (including all materials to be used in the construction, maintenance and repair of same), and together also with all fixtures, shades, wall-to-wall carpeting, screens and screening, awnings, plants, shrubs, and landscaping, elevators, plumbing material, gas and electrical fixtures and equipment, and all heating, cooling, air conditioning and lighting fixtures, equipment and/or apparatus now or hereafter on said premises, whether affixed or annexed or not, and used or usable in connection with any present or future operation of the premises, all of which shall be deemed realty and conveyed by