

manners (including, but not limited to, indebtedness evidenced by note, deed of trust, open account, overdraft, surety, guaranty and letter of credit), whether joint or several, direct or indirect, absolute or contingent, due or to become due, primary or secondary, now existing or hereafter arising, howsoever evidenced or acquired, it being contemplated that Grantor may hereafter become so indebted to Beneficiary; and

- (e) Any and all renewals, rearrangements and extensions of the foregoing items of indebtedness and obligations.

1.2 Each and every item described in Section 1.1 above is intended to be fully secured by the liens, assignments and security interests created under or by virtue of this Deed of Trust; and all such items (now or hereafter existing) are hereinafter collectively called "Secured Obligations".

Article II
Grant of Mortgaged Properties

2.1 For the purposes and trusts hereinafter set forth, and for Ten and No/100 Dollars (\$10.00) and other valuable consideration paid to Grantor, the receipt and sufficiency of which are hereby acknowledged, Grantor has GRANTED, BARGAINED, SOLD, ASSIGNED, TRANSFERRED and CONVEYED and by these presents does GRANT, BARGAIN, SELL, ASSIGN, TRANSFER and CONVEY unto the Trustee, all the following described property, to wit:

- (a) All those certain tract(s) or parcel(s) of land being situated in Greenville, Richland and Spartanburg Counties, State of South Carolina, being more fully described as set forth on Exhibit A attached hereto and hereby referred to and incorporated herein for all purposes.
- (b) The leasehold estates and other rights, title and interest of Grantor in and to those certain tract, or parcel, of land being situated in Greenville County, State of South Carolina, being more fully described as set forth on Exhibit B attached hereto and hereby referred to and incorporated herein for all purposes.
- (c) All improvements upon the real property hereinabove described and hereafter placed thereon, and all fixtures, materials, equipment, apparatus, furniture, furnishings, building materials, supplies, and other property, real and personal, now or hereafter installed or used thereon or upon the improvements thereon, including, but not limited to, all heating, lighting, refrigerating, plumbing, ventilating, incinerating, water heating, cooling and air-conditioning equipment, fixtures and appurtenances, all engines and machinery, elevators, compressors, tanks and pumps (including but not limited to tanks and pumps used for storing and delivering gasoline and other petroleum related products), motors, window screens, window shades, venetian blinds, awnings, floor coverings and shrubbery and other chattels and personal property used or furnished in connection with the operation, use and enjoyment of such real property and