

ALL that certain piece, parcel or tract of land, together with all improvements thereon, located, lying and being in the City of Greenville, County of Greenville, State of South Carolina, containing 8.09 acres, more or less, as shown on plat thereof entitled "Bikeva Enterprises, a General Partnership", dated February 27, 1979, prepared by Freeland & Associates, said mortgaged premises being more fully described and set forth on Exhibit "A", attached hereto, incorporated herein by reference and made a part hereof.

TOGETHER with all right, title and interest of the Mortgagor in and to the Mortgaged Property, rights and interest, which the Mortgagor hereby assigns to the Mortgagee until the indebtedness is paid:

- (a) the easements, ways, rights, privileges, members, hereditaments and appurtenances to the Mortgaged Property and the improvements belonging or in anywise appertaining;
- (b) all machinery, equipment, fixtures, apparatus and other property of every kind and nature whatsoever owned by Mortgagor, or in which Mortgagor has or shall have an interest, now or hereafter located on the Mortgaged Property, or appurtenances thereto, or used or procured for use in connection with the Mortgaged Property, or the operation or maintenance thereof (the "Equipment"), and the right, title and interest of Mortgagor in and to any of the Equipment which may be subject to any security agreements superior in lien to the lien of this Mortgage, belonging and including, but not limited to, all engines, furnaces, boilers, stokers, pumps, heaters, tanks, dynamos, motors, generators, switchboards, electrical equipment, heating, plumbing, lifting and ventilating apparatus, air-cooling and air conditioning apparatus, gas and electrical fixtures, elevators, escalators, fittings, and machinery, and all personalty, articles, fixtures, furnishings, lamps, bed linen, furniture, crockery, silverware, appliances, cooking equipment, consumables, and all other equipment of every kind and description, used or procured for use in the conduct of the hotel business and the operation and maintenance of the Mortgaged Property and the Improvements, and any and all replacements thereof and additions thereto;

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