

Subject to a prior mortgage from Mortgagee to Charles D. Tuller, Jr., as Nominee dated December 11, 1973, recorded in Mortgage Volume 1297, at Page 215 in the Office of the R.M.C. for Greenville County, South Carolina, subsequently assigned to The Community Savings Bank, a New York state savings bank, and modified by agreement dated July 21, 1976, recorded in Mortgage Volume 1373, at Page 269, in the Office of the R.M.C. for Greenville County, South Carolina (hereinafter referred to as the "First Mortgage").

Together with all rights, title and interest of Mortgagor in and to the minerals, shrubs, crops, trees, timber and other emblements now or hereafter on said property or under or above the same or any part or parcel thereof; and

Together with all and singular the rights, members, tenements, hereditaments, easements, and appurtenances thereunto belonging or in any wise appertaining, and the reversion or reversions, remainder and remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, claim and demand whatsoever of Mortgagor of, in and to the same and of, in and to every part and parcel thereof; and

Together with all the right, title and interest of the Mortgagor in and to all streets, roads and public places, opened or proposed, in front of and adjoining the said premises, and all easements and rights of way, public or private, now or hereafter used in connection with said premises; and

Together with all buildings, improvements, fixtures and articles of personal property now or hereafter affixed to be placed upon or used in connection with the operation of said premises, including but not limited to all stoves, hoods, refrigerators, dishwashers, disposals, carpets, drapes and all furniture and furnishings necessary to operate the property, all of which are covered by this Mortgage. This provision shall be self-operative, but the Mortgagor will execute and deliver to the Mortgagee on demand, and hereby irrevocably appoints the Mortgagee the attorney-in-fact of the Mortgagor to execute, deliver and file, such financing statements and other instruments as the Mortgagee may