

has given, granted, bargained, and sold, and by these presents does give, grant, bargain, sell, and convey unto the said Mortgagee, its successors and assigns, the following described lot or parcel of land lying and being in County of Greenville and State of South Carolina, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND
MADE A PART HEREOF

TOGETHER with all and singular all fixtures, equipment and other articles of personal property now owned by the Mortgagor and located upon the above described property, or hereafter acquired and located thereon and used in connection with the operation and maintenance of the improvements situate thereon.

TO HAVE AND TO HOLD, the said land and premises, including all buildings, improvements and fixtures thereon, with all the rights, privileges, and appurtenances thereunto belonging or appertaining to the Mortgagee, its successors and assigns, in fee simple forever, (hereinafter collectively called the "Premises");

And the Mortgagor covenants with the Mortgagee that it is seized of said Premises in fee and has the right to convey the same in fee simple; that the same are free and clear of all encumbrances, except a certain mortgage (the "First Mortgage"), to which this Mortgage is subordinate and inferior executed by Mortgagor to Wachovia Bank and Trust Company, N.A. (the "First Mortgage") of even date herewith securing a Term Note and Financing Agreement (collectively the "First Notes") of even date therewith in the principal aggregate amount of Thirteen Million and no/100 Dollars (\$13,000,000) and interest as provided therein Grantor further covenants that it will warrant and defend the title to the Premises against the lawful claims of all persons whomsoever.

10002

4328 RV-2