

NOW, KNOW ALL MEN, that the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing of the payment thereof to the said Mortgagee according to the terms of the said Wrap Note, and also any consideration of the further sum of Three and 00/100 (\$3.00) Dollars to the said Mortgagor in hand well and truly paid by the said Mortgagee at and before the signing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released and by these presents does hereby grant, bargain, sell, and release unto the said Mortgagee, and its successors and assigns, real estate situated in the County of Greenville, State of South Carolina more fully described on Exhibit A, attached hereto and hereby incorporated by reference (such real estate, together with certain other property described below, referred to hereinafter as the "Premises").

Together with all and singular the rights, members, hereditaments, and appurtenances to the said premises belonging, or in any wise instance or appertaining.

And it is covenanted and agreed by and between the parties hereto that all buildings, structures and other improvements now or hereafter located thereon, and all and singular the tenements, hereditaments, appurtenances, and easements, now or hereafter belonging or in any way appertaining to said Premises, or any part thereof, and all the estate, right, title and interest of the Mortgagor, in and to said property, and the rents, issues, and profits thereof; and together also with all machinery, equipment, apparatus, motors, engines, generators, boilers, pumps, tanks, ducts, fixtures, fittings, elevators, switchboards, furniture and furnishings now or hereafter owned by the Mortgagor and now or hereafter located upon, or used useful, or necessary or adapted for, the present operation of said Premises, including but not limited to all machinery, equipment, apparatus and material of every nature and description for lighting, heating, cooking, refrigerating, plumbing, vacuum cleaning, air conditioning, the transmission of sound, fire prevention or extinguishing, including all sprinkler systems; all furnaces, stoves, heaters, ranges, fuel, refrigerators, kitchen cabinets, bathroom fixtures and equipment, awnings, window screens, window shades, venetian blinds, screen doors, combination windows and combination doors, storm doors, and storm windows; all radios and television sets, employees' uniforms, janitors supplies, carpets, rugs and other floor coverings, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the Premises serving as security for the indebtedness herein mentioned and to be covered by this Mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Mortgagee, and its successors and assigns. And the Mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said Mortgagee, his heirs, successors and assigns, from and against the said Mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if the said Mortgagor does and shall well and truly pay or cause to be paid unto the said Mortgagee the debtor's sum of the money aforesaid, with interest thereon, if any be due according to the true intent and meaning of the said Note, and any and all other sums which may become due and payable hereunder, the Estate hereby granted shall cease, determine and be utterly null and void; otherwise to remain in full force and virtue.

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