

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for its account by the Mortgagee, and to secure the performance of all the covenants, conditions, stipulations and agreements contained herein and/or in any other document given by the Mortgagor to the Mortgagee in connection therewith, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

ALL those pieces, parcels or lots of land situate, lying and being at or near the Northwestern corner of the intersection of Old Spartanburg Road and Haywood-Howell Road, near the City of Greenville, County of Greenville, State of South Carolina, being shown and designated as (1) Tract A, including a 0.58 Acre "Leased Area" parcel and excluding a 0.57 Acre "Leased Area" parcel (said excluded tract being more particularly described in Exhibit "B" of the original Lease), (2) Tract B and (3) Tract C on a plat prepared by W. R. Williams, Jr., dated July 17, 1977, entitled "Survey for Tritor, U.S.A., Inc.", recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 7-I at Page 15, and having such metes and bounds as appear thereon.

Together with all and singular the easements, ways, rights, privileges, members, hereditaments and appurtenances to the same belonging or in any way incident or appertaining, including but not limited to, all and singular the buildings and improvements now and hereafter thereon (including all materials to be used in the construction, maintenance and repair of same), and together also with all shades, wall-to-wall carpeting, screens and screening, awnings, plants, shrubs, and landscaping, elevators, plumbing material, gas and electrical fixtures and equipment, and all heating, cooling, air conditioning and lighting fixtures, equipment and/or apparatus now or hereafter on said premises, whether affixed or annexed or not, and used or usable in connection with any present or future operation of the premises, all of which shall be deemed realty and conveyed by this mortgage, and all rents, issues and profits which may arise or be had from any portion or all of said premises, and all and singular the rights in and to said Lease, and every clause, article, and condition therein expressed and contained.