

A. All that certain piece, parcel or tract of land located in Greenville County, South Carolina, and more particularly described in Schedule A annexed hereto and made a part hereof (the "Premises"), this being the same property conveyed to the Mortgagor by deed of even date herewith executed by Southern Worsted Mills, Inc., which deed is intended to be recorded immediately prior to the recording of this Mortgage.

B. All the buildings, structures and improvements now or at any time hereafter erected, constructed or situated on the Premises, or any part thereof, together with all alterations, additions and improvements thereto and all restorations and replacements thereof hereafter made from time to time (the same being hereinafter collectively called the "Building").

C. All machinery, apparatus, equipment, personal property and fixtures of every kind and nature whatsoever now or at any time hereafter located in, on or about the Building or upon the Premises, or attached to or used or useable in connection with the operation or maintenance of the Premises or the Building, or any part thereof (other than: (i) inventory owned by the Mortgagor; (ii) personal property located in or about the Premises owned by Persons other than the Mortgagor; and (iii) trade fixtures, machinery and equipment owned by the Mortgagor and not so attached or affixed to the Building or the Premises so as to have become a fixture), including but not limited to all heating, lighting and power equipment, engines, plumbing, electrical, mechanical refrigeration, ventilating and air conditioning equipment and apparatus, elevators, cranes, fittings, tools, ducts and compressors, together with all renewals and replacements of any thereof (the same being hereinafter collectively called the "Building Equipment").

D. All right, title and interest of the Mortgagor, whether now owned or hereafter acquired, in and to any opened or proposed avenues, streets, roads, public places, sidewalks, alleys, strips or gores of land, in front of or adjoining or used in connection with the Premises or the Building, and all easements, tenements, hereditaments, appurtenances, rights and rights-of-way, public or private, pertaining or belonging to the Premises or the Building.

RECORDED

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