

the Mortgagee at and before the sealing and delivery of presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release, unto the Mortgagee, the following property, rights, privileges and franchises (collectively hereinafter called the "Mortgaged Property"):

The real property located in Greenville, County of Greenville, State of South Carolina which is more fully described in Exhibit A attached hereto and made a part hereof and together with the buildings and improvements thereon erected or to be erected (hereinafter referred to as the "Premises");

TOGETHER with all leasehold estate, right, title and interest of Mortgagor in and to all leases or subleases covering the Premises or any portion thereof now or hereafter existing or entered into, and specifically that certain Long Term Ground Lease between Furman University and Ewing-Hungiville dated December 7, 1971, a memorandum of which was recorded December 20, 1971 in Deed Book 932, Page 109, RMC Office for Greenville County, South Carolina, and all right, title and interest of Mortgagor thereunder, including, without limitation, all cash or security deposits, advance rentals, and deposits or payments of similar nature;

TOGETHER with all right, title and interest of Mortgagor in and to all options to purchase or lease the Premises or any portion thereof or interest therein, and any greater estate in the Premises owned or hereafter acquired;

TOGETHER with all interests, estate or other claims, both in law and in equity which Mortgagor now has or may hereafter acquire in the premises;

TOGETHER with all easements, rights-of-way and