

at Pleasantburg Industrial Drive, Greenville, South Carolina, and any and all other machinery, equipment, appliances, furniture, fixtures and similar fixed assets which may from time to time after the date of this agreement be acquired by Wunda Weve Carpet Co.

TOGETHER with all and singular, the rights, tenements, hereditaments, privileges, and appurtenances belonging or otherwise incident or appertaining to any of the property hereby mortgaged or pledged, or intended so to be, or any part thereof whether now owned or hereafter acquired, and all of the estate, property, right, title, interest, claim and demand of every nature at law as well as in equity which Wunda Weve Carpet Co. now has or hereafter may acquire in and to the aforesaid property whether now owned or hereafter acquired.

TO HAVE AND TO HOLD the above described property, real, personal and mixed, together with all and singular, the appurtenances thereunto belonging unto said Home Building and Loan Association of Easley, South Carolina, its successors and assigns;

PROVIDED, NEVERTHELESS, that if Wunda Weve Carpet Co., its successors and assigns, shall pay or cause to be paid to the Home Building and Loan Association of Easley, South Carolina, or its successors and assigns, the principal and interest on said note as said principal and interest become due, at the times and in the manner stipulated in said note, or shall, according to the provisions of Article I hereof anticipate the payment of any or all of such installments on principal and interest, and if the company shall keep, perform and observe all and singular covenants and stipulations herein contained, then these presents in the estates and rights hereby granted shall cease, determine and be void, otherwise to be and remain in full force and effect.

Wunda Weve Carpet Co. covenants that it is lawfully seized and possessed of all of the property described herein and has good title thereto, and that said property is free and clear of all encumbrances of every kind and character, except current taxes and conditions, reservations and restrictions of record that do not adversely affect the use