

TOGETHER with all buildings and improvements now or hereafter located on any of the aforesaid real estate; and

TOGETHER with all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging or in any wise appertaining, and the reversion or reversions, remainders, rents, issues and profits thereof; and also all the estate, right, title, interest, claim and demand whatsoever of Mortgagor, in and to the same and of, in and to every part and parcel thereof; and

TOGETHER with a security interest in all personalty and fixtures attached or at any time hereafter to be attached to said property or to the buildings and other improvements located thereon, and including construction materials, supplies and equipment owned by Mortgagor and delivered to the property and used or usable in the construction of improvements thereon, including, but without limiting the generality of the foregoing, all heating, plumbing, air-conditioning, freezing, lighting, laundry, incinerating and power installations and equipment; all engines, pipes, pumps, tanks, motors, conduits and switchboards; all lifting, cleaning, fire prevention, fire extinguishing, refrigerating, ventilating and communications apparatus; all boilers, ranges, refrigerators, furnaces, oil burners or units thereof; all appliances; all vacuum cleaning systems, elevators, escalators, shades, awnings, screens, storm doors and storm windows; all attached cabinets, partitions, ducts and compressors, rugs and carpets, draperies, furniture and furnishings; and all lumber, brick, steel, cement block, glass, hardwood trusses and other preassembled building components; and together with all such building materials, components and equipment now or hereafter delivered to the premises owned by Mortgagor and intended to be installed therein; and together with all additions thereto and replacements thereof (Mortgagor hereby agreeing with respect to all additions and replacements to execute and deliver from time to time such further instruments as may be requested by Mortgagee to confirm the conveyance, transfer and assignment of any of the foregoing).

PERRY, PATRICK, FARMER & MICHAUX, CHARLOTTE, N. C.

TOGETHER with any and all awards or payments, including interest thereon, and the right to receive the same, as a result of (a) any exercise of the right of eminent domain, (b) the alteration of the grade of any street, or (c) any other injury to, taking of, or decrease in the value of the premises to the extent of all amounts which may be secured by this mortgage at the date of receipt of any such award or payment to Mortgagee or Mortgagor and of the reasonable attorney's fees, costs and disbursements incurred by Mortgagee in connection with the collection of such award or payment. Such awards or payments, at the option and in the discretion of Mortgagee, may be applied to the payment or reimbursement of the aforesaid attorney's fees, costs and disbursements, to the payment of accrued and unpaid interest or to the reduction of the principal indebtedness, or to any or all of the above in any order and in any proportion determined by Mortgagee.

TO HAVE AND TO HOLD all and singular the said property unto Mortgagee, and unto its successors and assigns, with all rights, privileges and appurtenances thereunto belonging, but upon the trust and for the uses and purposes hereinafter set out.

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