

SECURITY INTEREST DOES NOT EXIST UNDER THIS TITLE IN ORDINARY BUILDING MATERIALS INCORPORATED INTO AN IMPROVEMENT ON LAND.

(B) THIS TITLE DOES NOT PREVENT CREATION OF AN ENCUMBRANCE UPON FIXTURES UNDER REAL PROPERTY LAW.

(C) IN CASES NOT GOVERNED BY SUBSECTIONS (D) THROUGH (H), A SECURITY INTEREST IN FIXTURES IS SUBORDINATE TO A CONFLICTING INTEREST OF AN ENCUMBRANCER OR OWNER OF THE RELATED REAL PROPERTY OTHER THAN THE DEBTOR.

(D) EXCEPT AS OTHERWISE PROVIDED IN SUBSECTION (H), A PERFECTED SECURITY INTEREST IN FIXTURES HAS PRIORITY OVER A CONFLICTING INTEREST OF AN ENCUMBRANCER OR OWNER OF THE REAL PROPERTY IF THE DEBTOR HAS AN INTEREST OF RECORD IN OR IS IN POSSESSION OF THE REAL PROPERTY AND:

(1) THE SECURITY INTEREST IS A PURCHASE-MONEY SECURITY INTEREST;

(2) THE INTEREST OF THE ENCUMBRANCER OR OWNER ARISES BEFORE THE GOODS BECOME FIXTURES; AND

(3) THE SECURITY INTEREST IS PERFECTED BY A FIXTURE FILING BEFORE THE GOODS BECOME FIXTURES OR WITHIN 20 DAYS THEREAFTER.

(E) A PERFECTED SECURITY INTEREST IN FIXTURES HAS PRIORITY OVER A CONFLICTING INTEREST OF AN ENCUMBRANCER OR OWNER OF THE REAL PROPERTY IF:

(1) THE DEBTOR HAS AN INTEREST OF RECORD IN THE REAL PROPERTY OR IS IN POSSESSION OF THE REAL PROPERTY AND THE SECURITY INTEREST:

(A) IS PERFECTED BY A FIXTURE FILING BEFORE THE INTEREST OF THE ENCUMBRANCER OR OWNER IS OF RECORD; AND

(B) HAS PRIORITY OVER ANY CONFLICTING INTEREST OF A PREDECESSOR IN TITLE OF THE ENCUMBRANCER OR OWNER;

(2) BEFORE THE GOODS BECOME FIXTURES, THE SECURITY INTEREST IS PERFECTED BY ANY METHOD PERMITTED BY THIS TITLE AND THE FIXTURES ARE READILY REMOVABLE:

(A) FACTORY OR OFFICE MACHINES;

(B) EQUIPMENT THAT IS NOT PRIMARILY USED OR LEASED FOR USE IN THE OPERATION OF THE REAL PROPERTY; OR

(C) REPLACEMENTS OF DOMESTIC APPLIANCES THAT ARE CONSUMER GOODS;

(3) THE CONFLICTING INTEREST IS A LIEN ON THE REAL PROPERTY OBTAINED BY LEGAL OR EQUITABLE PROCEEDINGS AFTER THE SECURITY INTEREST WAS PERFECTED BY ANY METHOD PERMITTED BY THIS ARTICLE; OR