

• THAT the Mortgagor hereby assigns all contracts of sale on portions of the mortgaged premises from and after any default hereunder to the Mortgagee and hereby irrevocably appoints the Mortgagee its Agent and Attorney to collect all contracts of sale and apply them to the payment of the debt secured hereby.

• THAT the Mortgagee, its successors and assigns, shall have the full right of ingress, egress, and regress over, upon and across any and all of the roads, whether open, proposed or opened subsequent hereto, upon the mortgaged premises.

• THAT the Mortgagee, provided there exists no default under the Note, this Mortgage and the Loan Agreement, will release, from the lien of this Mortgage, lots or tracts or parcels of the mortgaged premises upon payment to it by the Mortgagor of the specified sum of money for the release of the particular lot, lots, parcel, or parcels as set forth in detail in the Loan Agreement entered into by the parties as aforementioned.

IT IS AGREED that the Mortgagor shall hold and enjoy the premises above conveyed as an industrial park development and shall have the right and privilege to do those things necessary for the orderly development of the land subject to this Mortgage, with the right to open roads, to grant easements for telephone, telegraph, utilities, drainage, sewage and water, and restrict said property, and the Mortgagee agrees to subordinate the lien of this Mortgage to necessary easements, dedication of roads to the public, and other matters mentioned above.

THAT the Mortgagor hereby grants, bargains, sells and releases unto the Mortgagee all of the rights, privileges, easements and rights of entry reserved to it in the various Restrictive Covenants now placed of record or hereafter to be placed of record concerning the mortgaged property.

PROVIDED ALWAYS NEVERTHELESS, and it is the true intent and meaning of the parties to these Presents that if GEORGIA-CAROLINA INDUSTRIAL PARK VENTURE does and shall well and truly pay all costs to be paid to the said DIVERSIFIED MORTGAGE INVESTORS, the Mortgagee, the said debt or sum of money with interest thereon according to the true intent and meaning of the said Note and conditions written, then this Deed of Bargain and Sale shall cease, determine and be utterly null and void, otherwise it shall remain in full force and effect.

The within Mortgage to be binding on the Mortgagor, Mortgagee, their successors and assigns.

IN WITNESS WHEREOF, GEORGIA-CAROLINA INDUSTRIAL PARK VENTURE has caused these presents to be executed in its name by its partners this 21st day of May, in the year of our Lord one thousand nine hundred seventy two and in the one hundred and ninety sixth year of the Sovereignty and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

[Signature]
[Signature]

GEORGIA-CAROLINA INDUSTRIAL
PARK VENTURE

[Signature]
CHARLES S. ACKERMAN
[Signature]
RONALD SLACK
[Signature]
RAYMOND COSBY
[Signature]
ROBERT N. HATFIELD