

penal sum of TWO HUNDRED SEVENTY-FOUR THOUSAND FOUR HUNDRED FIFTY-FOUR (\$274,454.00) DOLLARS conditioned upon the payment of the full and just sum of ONE HUNDRED THIRTY SEVEN THOUSAND TWO HUNDRED TWENTY SEVEN (\$137,227.00) DOLLARS, said debt being a portion of a FIVE MILLION (\$5,000,000.00) DOLLAR debt owed by SUMMIT PROPERTIES to FIRST PENNSYLVANIA MORTGAGE TRUST, and this security mortgage shall not be cancelled and surrendered unless and until the entire debt of FIVE MILLION (\$5,000,000.00) DOLLARS is paid by SUMMIT PROPERTIES to FIRST PENNSYLVANIA MORTGAGE TRUST pursuant to a certain Note executed between the parties on even date herewith, wherein SUMMIT PROPERTIES is Maker and FIRST PENNSYLVANIA MORTGAGE TRUST is Payee, and all the terms and conditions of said Note are hereby incorporated herein by reference thereto, or any renewal of the whole or any part thereof and any and all other indebtedness now due by SUMMIT PROPERTIES to FIRST PENNSYLVANIA MORTGAGE TRUST or hereafter incurred by SUMMIT PROPERTIES, whether directly or indirectly, as principal, endorser, guarantor, or otherwise.

NOW, KNOW ALL MEN, That the said SUMMIT PROPERTIES in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee, according to the condition of the said Note, and also in consideration