

(Continuation of Real Estate Mortgage)

The Mortgagors, Alex Kiriakides, Jr. and John Kiriakides (as Lessors), join in the within mortgage for the sole purpose of subordinating their fee title over the mortgage herein over the lot marked as "Theater" as shown on the above mentioned plat during the term of the within loan. If the mortgage is foreclosed within the 7 year term of the loan, the foreclosure shall cover the fee title to the lot marked as "Theater". The mortgagee agrees to inform the Lessors herein of any default prior to any foreclosure and give them the opportunity (but no requirement) to cure the said default. It is understood that this subordination does not include the parking area or access roads as is shown on the plat referred to above. It is further understood that the said Alex Kiriakides, Jr. and John Kiriakides have no personal liability of any nature whatsoever on the indebtedness which this mortgage secures. The Lessors herein agree to notify the Mortgagee herein in writing of any default by the Lessee and grant the Mortgagee herein 30 days in which to cure said default. In the event of foreclosure, the Lessors herein agree that as affects the parking area the above mentioned ground lease shall not be disturbed as to any purchaser at a foreclosure sale (or agreement made in lieu of foreclosure), provided the new Lessee performs all terms and conditions that may be required of him under the terms of said ground lease.

It is further agreed that to the extent the Mortgagee herein is required to pay funds or perform any obligations of the Lessee (Fairlane-Litchfield Company, Inc. or their successors), said funds so paid shall be added to and become a part of the within mortgage debt. Should the Lessee or their successors violate the terms of said Lease Agreement it shall constitute a violation of the within mortgage debt to the same extent of a violation of any of the other terms and conditions of said Note and Mortgage.

It is further agreed that the conditions contained herein shall apply in full force and effect as to any purchaser of the Lessee's or Lessor's interest of the property described in the within mortgage.

Dated at Greenville, S. C., this the 25th day of June, 1976.

FAIRLANE-LITCHFIELD COMPANY, INC.  
SAME AS FAIRLANE-LITCHFIELD CO., INC.

BY: *A. J. [Signature]* (SEAL)

*Alex Kiriakides, Jr.* (SEAL)  
Alex Kiriakides, Jr.

*John Kiriakides* (SEAL)  
John Kiriakides

5,200.00



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