

EXHIBIT B

This Wrap-Around Mortgage is subject and subordinate to:

1. The aggregate sum of Seven Hundred Seventy Five Thousand and no/100 (\$775,000.00) Dollars represented by that certain Mortgage Note payable to the order of the Travelers Rest Federal Savings and Loan Association, P. O. Box 455, Travelers Rest, South Carolina 29690 (now Poinsett Federal Savings and Loan Association) which Mortgage Note is in the reduced principal amount of Seven Hundred Seventy-One Thousand Seven Hundred Seventy-Five and 21/100 (\$771,775.21) Dollars (the "Underlying Note and Mortgage").

In the event of a default by the Mortgagee in the payment of any of the Underlying Notes and Mortgages set forth in the All-Inclusive Promissory Note, Mortgagor shall have the right to cure said default in accordance with the terms and provisions of said Underlying Notes and Mortgages and in the event such cure of any default is made by the Mortgagor then, Mortgagee shall have the right to cure the original default and make payment thereof, if applicable, to the Mortgagor for a period of ninety (90) days from the date of said default. Any such sums paid by Mortgagor shall bear interest at the rate of fifteen (15%) percent per annum unless such rate shall be usurious under the then applicable laws of the State of South Carolina and in such event then at the highest rate permissible. In the event Mortgagee shall fail to cure in the manner as aforesaid, Mortgagor's obligation with respect to the indebtedness due under paragraph (b) of the All-Inclusive Promissory Note and the Promissory Note of Mortgagor to Mortgagee in the amount of Two Hundred Twenty Five Thousand (\$225,000.00) Dollars shall terminate and Mortgagor shall have no further obligation to the Mortgagee. In the event of such termination of the debt under paragraph (b), Mortgagor's obligation for the indebtedness under paragraph (a), of the All-Inclusive Promissory Note shall be to Travelers Rest Federal Savings and Loan Association (now Poinsett Federal Savings and Loan Association).