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RMC LRSLEY

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE)

LOAN ASSUMPTION AGREEMENT AND RELEASE

Whereas, Frank J. Levy (herein sometimes referred to as Levy) is the owner and holder of a Note dated December 1, 1981, executed by Marcus Investment Properties, Inc. (herein sometimes referred to as Marcus) in the original amount of \$460,000.00 and secured by a Mortgage of Real Estate on certain real property situate in the above State and County and briefly described as Lot 13 of Park 276 East, Section 1, said mortgage being recorded in the RMC Office for Greenville County, South Carolina in Mortgage Book 1558 at Page 892; and

Whereas, Greenco Realty, Inc. (herein sometimes referred to as Greenco) has conveyed the property described in said mortgage to Roper Center Associates, a South Carolina Limited Partnership (herein sometimes referred to as Roper Center) and Roper Center has agreed to assume and pay the indebtedness secured by said mortgage all as appears by deed dated JANUARY 4, 1982 recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1160, at Page 527; and

Whereas, Levy has agreed to consent to the assumption of indebtedness by Roper Center and to release Greenco from any further liability or obligation on or under the Note and Mortgage described above;

NOW, THEREFORE, in consideration of the premises and the mutual agreements hereinafter set out, and for other good and valuable consideration, the receipt of which is hereby acknowledged, it is understood and agreed as follows:

1. Roper Center Associates assumes and agrees to pay the indebtedness evidenced by the Note and secured by the Mortgage of Real Estate both identified above in accordance with their respective terms and provisions.
2. All terms, provisions and conditions of said Note and Mortgage shall continue in full force and effect and are incorporated herein by reference.
3. Greenco Realty, Inc. is hereby absolutely and completely released from any and all liability or obligation on or under the Note and Mortgage of Real Estate identified above and assumed by Roper Center Associates.
4. This agreement shall be binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns and shall

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