

itself and all who may at any time claim through or under it, hereby waives, to the full extent that it may lawfully so do, the benefit of all such laws, and any and all right to have the assets comprising the Property marshalled upon any foreclosure of the lien hereof or to have the Property appraised for the purpose of reducing any deficiency judgment obtained against Mortgagor upon foreclosure of this Mortgage and Mortgagor further agrees that Mortgagee or any court having jurisdiction to foreclose such lien may sell the Property in part or as an entirety.

14. Construction. This Mortgage shall be construed and enforced in accordance with the laws of South Carolina. Paragraph captions are included herein only for convenience of reference and shall not be deemed to limit or define the purpose or effect of any provision hereof. The provisions of this Mortgage are severable, and the invalidity of one or more provisions shall not be deemed to invalidate the remainder. This Mortgage shall be binding upon the Mortgagor and the heirs, successors and assigns of Mortgagor and shall inure to the benefit of Mortgagee and the heirs, successors and assigns of Mortgagee. The terms "Mortgagor" and "Mortgagee" as used herein shall be deemed to include the respective heirs, successors and assigns of Mortgagor and Mortgagee.

15. Additional Provisions. MORTGAGE NOT ASSUMABLE: Mortgagor agrees that this Mortgage is not assumable without prior written consent of Mortgagee (which consent Mortgagee shall be under no obligation to give) and that any purported assumption without Mortgagee's consent shall be void. DEBT DUE ON SALE OR TRANSFER: In the event of sale of the mortgaged Property or the transfer of any interest therein to any transferee, excepting only the creation of a lien or encumbrance junior to the lien of this Mortgage, Mortgagor agrees that the Mortgagee may, at its sole option, declare all sums secured by this Mortgage immediately due and payable in full. If Mortgagee exercises its option to declare the entire amounts so secured to be paid in full, it shall give written notice to Mortgagor who shall have a period of thirty (30) days after the date such notice is mailed to pay the amount declared to be due. If Mortgagor fails to pay such sum prior to the expiration of such period, Mortgagee may without further notice or demand invoke all remedies permitted by paragraph 9 of this Mortgage.

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage under seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Robert P. Gibbs
Leslie A. Tataruk

NAEGELE OUTDOOR ADVERTISING COMPANY OF GREENVILLE, a Minnesota general partnership

By *Steve Loe* (NO) (SEAL)
..... (SEAL)
General Partner

MINNESOTA
STATE OF ~~SOUTH CAROLINA~~
COUNTY OF RAMSEY }

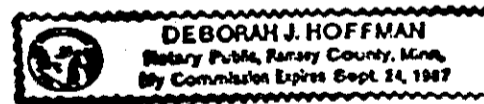
PROBATE

Before me, the undersigned notary public personally appeared *Leslie A. Tataruk* who, being duly sworn, deposed and said that he saw *Steven G. Loe* sign seal and deliver the foregoing Mortgage and that he, together with *Robert P. Gibbs* witnessed the execution thereof.

SWORN to and subscribed before me this 26th day of February, 19 82

Deborah J. Hoffman (SEAL)
Notary Public for South Carolina Minnesota
My commission expires: 9-24-87

Leslie A. Tataruk
Deborah J. Hoffman



STATE OF SOUTH CAROLINA
COUNTY OF }

RENUNCIATION OF DOWER

I,, the undersigned notary public, do hereby certify to all whom it may concern that, the wife of the within named, did this day appear before me and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Mortgagee and the heirs, successors and assigns of said Mortgagee all her interest and estate and also all her right and claim of dower of, in or to all the real property encumbered by the foregoing Mortgage.

Given under my hand and seal this day of, 19

..... (SEAL)
Notary Public for South Carolina
My commission expires:



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