identify, without the payment of any release price whatsoever; provided that Mortgagee shall not be obligated to release and reconvey any Property if, as a result of such release, the total value of the Property conveyed by this Mortgage and all other counterpart Mortgages or Deeds to Secure Debt as are described above, shall be substantially reduced, taking into consideration such Property as may be mortgaged hereby as a result of the transaction of which such release is a part.

34. The Mortgagor hereby waives, in the event of foreclosure of this Mortgage or the enforcement by the Mortgagee of any other rights and remedies hereunder, any right otherwise available in respect to marshalling of assets which secure the Indebtedness or to require the Mortgagee to pursue its remedies against any other such assets.

35. Notwithstanding any taking under power of eminent domain, alteration of the grade of any sort, or other injury to or decrease in value of the Property by any public or quasi-public authority or corporation, the Mortgagor shall remain liable on its obligations under the Guarantee. Any reduction in the Indebtedness resulting from the application by the Mortgagee of such award or payment shall be deemed to take effect only upon the receipt by the Mortgagee of such award.

Signed, Sealed and Delivered in the presence of:

Augusta Woodlands Corporation
(Seal)

By:

R Sunaberg

Its: President

Attest: Resident

STATE OF GEORGIA)
) SS.
COUNTY OF RICHMOND)

Personally appeared before me A. B. McKie, Jr. who, in oath, says that he saw the within-named Augusta Woodlands Corporation, by R. Sundberg, its President and L. David Pierce its Secretary, sign the within Mortgage and Security Agreement, and the said Corporation, by said officers, seal said Mortgage and Security Agreement, and, as its act and deed, deliver the same, and that he with T. P. Rider witnessed the execution thereof.

A. B. McKie, Jr.

Its: Secretary

Sworn to and subscribed before me this 10th day of ____ May , 1982.

Son & Miloskle

Notary Public, <u>Richmond</u> County
My commission expires: October 23, 1983

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