

If to Mortgagor Continental Associates  
6201 Powers Ferry Road  
Suite 500  
Atlanta, Georgia 30339

If to Mortgagee First Equities Corporation  
Suite 500  
6201 Powers Ferry Road  
Atlanta, Georgia 30339

Each such mailed notice or communication shall be deemed to have been given to, or served upon, the party to which addressed on the date the same is deposited in the United States registered or certified mail, return receipt requested, postage prepaid, properly addressed in the manner above provided. Either party hereto may change its address for the service of notice hereunder by delivering written notice of said change to the other party hereunder, in the manner above specified, ten (10) days prior to the effective date of said change.

30. The agreements and promises of the Note secured hereby and of this Mortgage are intended to be covenants running with the title to the Property, to be binding on the respective parties, their heirs, legal representatives and assigns, and to inure to the benefit of the respective parties, their heirs, legal representatives and assigns.

31. If Mortgagee is made a party to or appears as a party plaintiff or defendant in any action or proceeding affecting the Premises, the Note, or the validity or priority of this mortgage, then Mortgagor shall, upon demand, reimburse Mortgagee for all expenses incurred by Mortgagee by reason of any such action or proceeding, including reasonable attorneys' fees and interest at the rate of 18% per annum (and the same shall be added to the unpaid principal balance of the note and shall be recoverable therewith and as a part thereof and shall be secured thereby); provided, however, the foregoing shall not apply to any claims arising out of any acts of Mortgagee.

IN WITNESS WHEREOF, this mortgage has been duly executed under seal by the Mortgagor this 1st day of December, 1982.

CONTINENTAL ASSOCIATES  
A Georgia Limited Partnership

By: First Equities Associates  
A Georgia General Partnership  
As General Partner

By: *[Signature]*  
General Partner

Signed, sealed and delivered  
in the presence of:

*[Signature]*  
Witness

*[Signature]*  
Witness

(CONTINUED ON NEXT PAGE)

1587  
849

4326 NV-23