

09/15/1983

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9. Estoppel Certificates. The Mortgagor, within ten (10) days after request by the Mortgagee and at its expense, will furnish the Mortgagee with a statement, duly acknowledged, setting forth the outstanding principal balance and accrued interest due under the Note and the offsets or defenses thereto, if any.

10. Notice. Any notice, request, demand, statement or consent (a "Notice") made hereunder shall be in writing and shall be sent by registered or certified mail, return receipt requested, or by courier. Notices which are mailed shall be deemed given five (5) days after the date when postmarked. Notices which are sent by courier shall be deemed given when delivered. Notices shall be addressed as follows:

If to the Mortgagor: Greenville Properties Limited
Partnership
c/o Tucker Anthony Realty Corp.
c/o Tucker Anthony and R. L. Day
1 Beacon Street
Boston, Massachusetts 02108
Attention: Charles Hovey

and a copy to: Goodwin, Procter & Hoar
28 State Street
Boston, Massachusetts 02109
Att: Michael Glazer, Esq.

If to the Mortgagee: Mortgage Growth Investors
One Boston Place
Boston, Massachusetts 02108
Att: W. Pearce Coues, Chairman
of the Board

and a copy to: Olshan, Grundman & Frome
505 Park Avenue
New York, New York 10022
Att: Neil Grundman, Esq.

Each party may designate a change of address by notice to the other party.

11. Sale of Property. If this Mortgage is foreclosed, the Property, or any interest therein, may, at the discretion of the Mortgagee, be sold in one or more parcels or in several interests or portions and in any order and manner.

12. Offsets, Counterclaims and Defenses. Any assignee of this Mortgage and the Note shall take the same free and clear of any offsets, counterclaims or defenses of any nature whatsoever which the Mortgagor may have against any assignor of this Mortgage and the Note other than those arising under Section 22

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