

28. Invalid Provisions Disregarded. If any term or provision of this Mortgage or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Mortgage, or the application of such term or the provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term and provision of this Mortgage shall be valid and be enforced to the fullest extent permitted by law.

29. Applicable Law. This Mortgage is given as security for the real estate situate in the State of South Carolina and except to the extent that any procedural laws of the State of South Carolina shall apply to any action commenced by Mortgagee in pursuit of its remedies under this Mortgage, this Loan shall be deemed made under and governed by the internal law of the Commonwealth of Pennsylvania, in all respects, including matters of construction, performance and enforcement, but excluding application of principles of conflicts of law.

30. Notices and Requests. All Notices and Requests shall be given to Mortgagor at:

Greenville Office Building Partnership,
a Pennsylvania Limited Partnership,
R. Gordon Mathews and Howard E.
Phillips as General Partners
650 Washington Road
Pittsburgh, Pennsylvania 15228