

terms hereof or under the Note undertaken or required to be performed by Maker, nor will the holder of the Note or this mortgage seek or be entitled to any personal judgment against Maker by reason of any default hereunder or under the Note. The remedies of the holder of this Mortgage and the Note in the event of any such default shall be to proceed against the real estate and other property described in this Mortgage or any other instrument concerning or given as additional security for the indebtedness evidenced by the Note. It is understood that Maker may be made a party to an action under the Note or to the extent as may be necessary to foreclose the lien of this Mortgage. Nothing contained in this paragraph shall be deemed to constitute a release or impairment of the indebtedness evidenced by the Note, or the lien of this Mortgage upon the property conveyed hereby, or shall preclude the holder from foreclosing this Mortgage in case of any default or from enforcing any of the other rights of the holder except as expressly stated in this paragraph.

23. Mortgagee acknowledges that it has approved secondary financing and a junior lien being placed on the mortgaged premises in an original principal amount not to exceed One Hundred Thousand and no/100 (\$100,000.00) Dollars provided mortgagor has guaranteed personal liability for such debt. In addition, it is agreed that should Mortgagor sell or transfer the property it shall have the right to create secondary financing on the Mortgaged Premises in the form of a note and purchase money mortgage (junior to this mortgage) or a wrap-around mortgage provided the overall net income to debt coverage is 1.10 times.

24. Mortgagee hereby agrees to give Mortgagor ten (10) days written notice of any default under the terms and conditions of this Mortgage, except for default in the payment of any installment of principal and interest and/or any other monetary sums called for under the Mortgage Note, this Mortgage and Assignment of Lease. This ten (10) day period will run from the date said written notice is deposited in the U. S. Mail by Mortgagee. Mortgagor will have the right to cure any such default during this ten (10) day period.

IN WITNESS WHEREOF the undersigned has set its hand and seal this 22 day of MARCH, 1984.

Signed, sealed and delivered in the presence of:

GREENVILLE DEVELOPMENT COMPANY, A MISSOURI GENERAL PARTNERSHIP

Frank E. Robinson II  
Carolyn Foster Powell

BY: [Signature]  
David W. Bloom  
Its: General Partner

STATE OF SOUTH CAROLINA )  
  )  
COUNTY OF GREENVILLE )

P R O B A T E

PERSONALLY appeared me Carolyn Foster Powell, who being duly sworn, deposes and says that (s)he saw the within-named Greenville Development Company, a Missouri General Partnership, by David W. Bloom, its General Partner, sign, seal and as the mortgagors act and deed deliver the within written instrument and that (s)he, with FRANK E. ROBINSON II, witnessed the execution thereof.

SWORN to before me this 22 )  
day of March, 1984 )

Frank E. Robinson II (L.S.)  
Notary Public for South Carolina  
My Commission Expires: 5-30-90

Carolyn Foster Powell

(CONTINUED ON NEXT PAGE)

0354

24328-11-2