

EXHIBIT A

Mortgage Release Rider

The Purchase Money Mortgage to be delivered to Seller at closing as security for the Purchase Money Notes given by Purchaser to Seller in the principal amount of \$600,205.60 shall provide that the mortgagor shall be entitled to releases from time to time of the Property encumbered by the Mortgage, subject to and in accordance with the following terms and conditions:

(a) The Property shall be divided into three (3) sections as is generally shown on Exhibit "B" outlined in red. Each section shall contain approximately 7.40 acres of land, the exact acreage to be shown on a blueprint of survey prepared by a South Carolina registered land surveyor indicating the perimetrical boundaries and the nearest one-hundredth (1/100th) of an acre. The sections shall be referred to as Section 1, Section 2, and Section 3. Each section shall consist of the land in said section and all improvements constructed thereon.

(b) Each of the three (3) sections of the Property may be released only in its entirety in a single release. Mortgagee shall have no obligation to release portion of the sections.

(c) Section 1 shall be released upon payment in full of the entire principal balance and all accrued interest on the Purchase Money Note which matures one (1) year from the date of the making of said Note and this Mortgage (hereinafter "Mortgage Date"). Section 2 shall be released upon payment of the outstanding principal balance and all accrued interest on the Note which matures two (2) years from the Mortgage Date; and Section 3 shall be released upon payment in full of the outstanding balance and all accrued interest of the Notes which mature three (3) years from the Mortgage Date and forty-two (42) months from the Mortgage Date. Said sections must be released in the numerical sequence attributed to them. Any section may be released prior to the maturity dated(s) of the corresponding Note(s) upon written request from mortgagor for such release, made in writing, accompanied by a release instrument describing the section to be released.

If any section shall not be released prior to the maturity date of the corresponding Note(s), then mortgagor shall be entitled to obtain such release at such time as mortgagor makes the payment required by the Note(s).

(d) Mortgagor shall bear all costs and expenses in connection with reviewing and affecting releases, including without limitation, surveyor's fees, fees of mortgagee's and mortgagor's counsel, and recording costs.

(e) Any provisions to the contrary notwithstanding mortgagee shall have no obligation to grant any release if mortgagor is in default under the Purchase money Note and/or Purchase Money Mortgage at the time the release is requested, or at the time the release would otherwise have been delivered.

(f) As to each release, mortgagor shall have the right to reserve easements across the property being released for existing ingress and egress and for all other existing utilities serving the unreleased portion of the Property, including without limitation, storm and sanitary sewer facilities, gas and electrical lines, telephone lines, water lines, and all other pipes, poles, wires, anchors, lift stations, and other installations or equipment related thereto, whether located above or below ground, together with the right to enter upon the released property from time to time for the purposes of repair, maintenance, replacement and identification thereof. Mortgagor shall have the right to determine

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