ONE THIRTY FIVE SOUTH MAIN STREET

ASSOCIATES, LTD., a Georgia

upon Mortgagor's breach of any covenant or agreement of Mortgagor in this Mortgage, including the covenants to pay when due any sums secured by this Mortgage, Mortgagee at its option may declare all of the sums secured by this Mortgage to be immediately due and payable without further notice or demand and may foreclose this Mortgage by judicial proceeding. Mortgagee shall be entitled to collect in such proceeding all expenses of foreclosure, including, but not limited to, reasonable attorney's fees, and costs of documentary evidence, abstracts and title reports, all of which shall be additional sums secured by this Mortgage.

14. Assignment of Rents; Appointment of Receiver. As additional security hereunder, Mortgagor hereby assigns to Mortgagee the rents of the Property, provided that Mortgagor shall have the right to collect and retain such rents.

Upon acceleration under paragraph 13 hereof or abandonment of the Property, Mortgagee shall be entitled to have a receiver appointed by a court to enter upon, take possession of and manage the Property and to collect the rents of the Property, including those past due. All rents collected by the receiver shall be applied first to payment of the costs of management of the Property and collection rents, including, but not limited to, receiver's fees, premiums on receiver's bonds, court costs and reasonable attorney's fees, and then to the sums secured by this Mortgage.

15. Release. Upon payment of all sums secured by this Mortgage, this Mortgage shall become null and void, and Mortgagee shall release this Mortgage without charge to Mortgagor. Mortgagor shall pay all costs of recordation, if any.

IN WITNESS WHEREOF, the Mortgagor has hereunto executed this Mortgage the day and year first above written.

Signed, sealed and delivered in the presence of:

4	Limited Partnership
Morma L. Butter	By: Cur ala Jelina (Seal) -MORTGAGOR
Norma L. Butter Nancy L. Trimble	(Seal) -MORTGAGOR
STATE OF GEORGIA ) COUNTY OF FULTON )	PROBATE
	appeared Nancy L. Trimble
BEFORE me personally and made oath that within named Mortgagor sign deliver the within written with Norma	she saw the saw the sau and deed,
	L. Butler witnessed the
SWORN before me this  As day of Octabra  Notary Public for Georgia Notary Public for Georgia	

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