

PRIOR MORTGAGES RIDER
ARTICLE I

This mortgage is a second mortgage subject and subordinate only to the mortgage described below (herein called the "Prior Mortgage").

(a) Mortgage from C/S Hospitality Greenville, Ltd., a Georgia Limited Partnership to Bankers First Federal Savings and Loan Association in the original principal amount of \$1,350,000.00 dated June 27, 1984, recorded in the Office of the Register of Mesne Conveyance for Greenville County in Volume 1672, Page 128 constituting a first mortgage lien upon the premises.

ARTICLE II

The mortgagor hereby represents, warrants, covenants and agrees that:

(1) This mortgage is lawfully executed and delivered in conformity with any Prior Mortgage.

(2) The mortgagor will promptly pay, when due and payable, the interest, installments of principal, and all other sums and charges mentioned in and made payable by any Prior Mortgage.

(3) The mortgagor will promptly perform and observe all of the terms, covenants and conditions required to be performed and observed by the mortgagor under any Prior Mortgage within the periods (exclusive of grace periods) provided in any Prior Mortgage and will do all things necessary to preserve and to keep any Prior Mortgage free from default.

(4) The mortgagor will promptly notify the mortgagee in writing of any default by the mortgagor in the performance or observance of any of the terms, covenants or conditions on the part of the mortgagor to be performed under any Prior Mortgage.

(5) The mortgagor will (a) promptly notify the mortgagee in writing of the receipt by the mortgagor of any notice (other than notices customarily sent on a regular periodic basis) from the mortgagee under any Prior Mortgage and of any notice noting or claiming any default by the mortgagor in the performance or observance of any of the terms, covenants or conditions on the part of the mortgagor to be performed or observed under any Prior Mortgage, and (b) promptly cause a copy of each such notice received by the mortgagor from the mortgagee under any Prior Mortgage to