

20. Notices. All notices, demands or other communications required under or in connection with this Mortgage or the Note shall be in writing, and shall be sent by registered or certified mail, postage prepaid, addressed to the party to be notified at the party's address set forth above or such other address as may be designated from time to time by any of the parties by like notice to the other parties. Notice shall be deemed given and received on the third day after mailing.

21. Exculpation. Mortgagor's liability hereunder shall be enforceable only out of the Mortgaged Property or any other security, pledged or assigned in writing by Mortgagor to Mortgagee to the end that neither Mortgagor nor any partner, officer, director, shareholder or principal (disclosed or undisclosed) of Mortgagor shall have personal liability to Mortgagee for payment or performance of the provisions of the Note or this Mortgage. The lien of any judgment against Mortgagor in any proceeding instituted on, under or in connection with the Note or this Mortgage, or both, shall not extend to any property now or hereafter owned by Mortgagor other than Mortgaged Property and other security for the payment of the Note, to the end that Mortgagee shall seek payment of the Note and this Mortgage only therefrom.

22. Sale of Mortgaged Property. Upon the sale of the Mortgaged Property to any entity not related with Mortgagor, the interest rate on the Note shall be increased to 12% per annum from and after the date of sale.

IN WITNESS WHEREOF, Mortgagor has executed and delivered this Mortgage on the day and year indicated above.

Signed, sealed and delivered
in the presence of:

MORTGAGOR:

WINDMILL APARTMENTS, LTD., a Florida
limited partnership

BY: SOMERSET PROPERTY INVESTORS 84-IV,
LTD., a Florida limited
partnership, General Partner

BY: SPI REALTY ASSOCIATES, INC., a
Florida corporation, General
Partner

Alex C. Ballerano

Cheryl R. Woodruff

Barbara J. Lotz

Deanna P. Hale

By: John C. Aland
EXECUTIVE VICE President

BY: R. J. PROPERTIES, INC., a Florida
corporation, General Partner

By: [Signature]
Vice President

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