

21. Until such time as this Mortgage is assigned by the Mortgagee, any one of the following (in addition to the other events of default set forth herein) shall, at the option of the Mortgagee, constitute a default hereunder:

(a) A breach or failure of any provisions of a Loan Commitment from the Mortgagee to the Mortgagor, dated December 2, 1980, or any other loan document which is not remedied within ten (10) days after written notice from the Mortgagee;

(b) Insolvency, bankruptcy, whether filed or by adjudication, or any suspension of business by Mortgagor;

(c) Any default whatsoever under any other credit accommodation extended by the Mortgagee to the Mortgagor and/or to the Guarantors of this loan, jointly or severally;

(d) The loss, termination, or any default under the Mortgagor's Commitment for a permanent loan issued by Southern Life Insurance Company, dated November 11, 1980; and

(e) Assignment of the indebtedness evidenced by the within Mortgage without the prior written consent of the Mortgagee.

22. The Mortgagee shall have the option at any time following a date ten (10) years from the assignment of the within mortgage and the note which the same secures to Southern Life Insurance Company, upon sixty (60) days prior written notice to the undersigned, to require the undersigned to pay, on a date fixed by the Mortgagee, the entire principal balance of the note which this mortgage secures, together with (a) all accrued interest thereon to the date of payment and (b) all other sums secured by this mortgage.

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