

20. The Owner hereby covenants that it will not cancel the Lease until it has given the Lender, its successors and assigns, written notice, at the address set forth in the first paragraph of this Mortgage (to the attention of James S. Watson, Jr.) of the default (setting forth therein the specific reasons or grounds) and unless such default shall not have been corrected by the Borrower or the Lender or their successors and assigns within sixty (60) days from the date the notice was postmarked or from the date such notice was personally served. The Lender shall have the option, but is not required, to cure any violation of the terms of the Lease. The Lender's rights provided in this paragraph are cumulative with its rights provided elsewhere in this Mortgage, and its election to cure any violation of the terms of the Lease shall not preclude it from pursuing other or further remedies provided herein.

IN WITNESS WHEREOF, the Borrower has caused this Mortgage and Security Agreement to be executed by its general partners under seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Sybil J. King
Chulette Murphy

John D. Hollingsworth
 John D. Hollingsworth

RED ROOF GREENVILLE CO.

John B. Peluz
Donald W. Jordan

By: James R. Trueman
 James R. Trueman
 General Partner

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

PROBATE

I, a Notary Public, hereby certify that personally appeared before me PAULETTE J. MURPHY and made oath that he saw the within-named John Hollingsworth, sign,

O.S. 51

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