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shall be sought or obtained against Mortgagor, or its partners, their respective heirs, representatives, successors and assigns, for any balance of the indebtedness which may remain unpaid after the exhaustion of this mortgage and other securities and collateral securing the Note; nor shall any judgment rendered on the Note and/or this mortgage be executed against or be a lien upon any real estate or personal property of Mortgagor, or its partners, their respective heirs, representatives, successors and assigns, other than that which is described in this mortgage and in any other collateral securing the Note, it being understood and agreed that the extent of the personal liability of Mortgagor, and its partners, after foreclosure or exercising the power of sale contained herein, is limited to the leasehold interests and other property described in this mortgage and in the other instruments securing the Note; further, the holder of this mortgage, or the Note which it secures, shall not be entitled to enter suit, or obtain a judgment in any court against Mortgagor, or its partners, for any unpaid balance of this mortgage, or the Note secured hereby, after exercising the power of sale or right of foreclosure granted in this mortgage; provided, however, nothing provided herein shall be deemed to be a release or impairment of said indebtedness or the security therefor intended by this mortgage, nor shall anything provided herein preclude the Mortgagee from foreclosing this mortgage or from enforcing any of its rights under this mortgage, except as aforesaid.

20. This Mortgage shall be governed by and construed according to the laws of the State of South Carolina and shall be binding upon, and inure to the benefit of the respective heirs, successors, legal representative and assigns of the parties hereto.

Executed as of the 30th day of ^{September}~~October~~, 1983.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

JIF PARTNERSHIP

Kim F. White
Mary M. Conover

By: Stephen M. Cooper
its General Partner

STATE OF Maryland)
COUNTY OF Baltimore)

MORTGAGEE'S ADDRESS:
25 Light Street
Baltimore, MD 21202

Personally appeared before me the undersigned witness, and made oath that s/he saw the within named JIF PARTNERSHIP by Stephen M. Cooper, its General Partner sign, seal and as its act and deed, deliver the within written Mortgage for the uses and purposes therein mentioned and that

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