

1st day of June, 1983, and a like sum of \$30,019 monthly thereafter up to and including the 1st day of November, 1990.

Each of said payments to be applied as follows:

- (a) To the payment of interest to be computed at the rate aforesaid;
- (b) The balance to be applied on account of the reduction of the principal sum;

And that balance of said principal sum and of interest thereon shall be due and payable on the 1st day of December, 1990.

2. Provided that the Mortgage is not then in default, the Bank hereby consents to the execution and recording of an amendment to the Master Deed for Riverbend Horizontal Property Regime adding the Premises to said Master Deed and Regime; and Bank further consents to the sale of condominium units and the making of second purchase money mortgages secured by such units, subject to the Bank's first lien under the following terms and conditions:

(i) Shelter shall submit to the Bank and its attorneys all proposed documents and all other instruments relating to the Riverbend Phase II condominium conversion including without limitation the amendment to Master Deed and related exhibits, maintenance and similar agreements, sales brochures and sales prospectuses, for their prior approval as to form and content, prior to recording or disseminating such documents. Bank agrees, subject to such approval, to join in the documentation as required by South Carolina law. Bank acknowledges that certain sales materials have already been disseminated and that Bank's prior approval rights are waived as to those materials. Shelter agrees to conform to and abide by all of the laws affecting condominium development and sales and all other applicable state and federal laws affecting the sale of condominium units as from time to time are in force and effect. Shelter further agrees to comply with all applicable local, state and federal laws and regulations with regard to sale of condominium units, including advertising and other communications. Any approval required hereunder shall not be unreasonably delayed or unreasonably withheld.

(ii) All condominium sales must take place prior to December 31, 1984. Sales after that date will require the specific consent of Bank.

3. Except as herein expressly modified and amended to the contrary, all terms, conditions and provisions of the Mortgage, along with the terms, conditions and provisions of the Note, are

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