

- 7. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective successor and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.
- 8. Mortgagor shall not commit waste upon the mortgaged property.
- 9. In the event of default by the Mortgagor under this mortgage or the note secured by this mortgage, Mortgagee shall, in addition to the remedies provided under this mortgage and the note secured by this mortgage or as otherwise provided by law, equity, or the agreement of the partners. *SP*
- 10. This mortgage shall be subordinate to the following prior mortgage liens against the mortgaged premises:
 - (a) a first mortgage lien in favor of Mass Mutual Mortgage and Realty Investors dated July 13, 1971 and recorded in the records of Greenville County, South Carolina in Mortgage Book 1198 at Page 585.
 - (b) a second mortgage lien in favor of American Service Corporation of S.C. dated May 31, 1983 recorded in the records of Greenville County, South Carolina in Mortgage Book 1609 at Page 642.

WITNESS MY hand and seal this 23 day of April, 1984.

Signed, Sealed and Delivered in the presence of:

Ann K. Collins
Doris C. Gaston

GREENVILLE CARRIAGE HOUSE ASSOCIATES

By: AmReal Corporation, general partner

By: [Signature]

Title: President

Attest: Marion M. Goodyear

Title: Assistant Secretary

By: N. Barton Tuck, Jr., general partner

[Signature]

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