

3.06 Governing Law. This Mortgage is made by Mortgagor and accepted by Mortgagee in the State of South Carolina, with reference to the laws of such State, and shall be construed, interpreted, enforced and governed by and in accordance with such laws (excluding the principles thereof governing conflicts of law).

3.07 Default Rate. The Default Rate shall be the rate per annum which is Two (2%) per cent in excess of the contract rate of the interest as provided in the Note.

3.08 Construction by Mortgagor. There shall be no construction on the Mortgaged Property unless plans and specifications for such construction shall have first been submitted to and approved by Mortgagee.

IN WITNESS WHEREOF, Mortgagor has caused this instrument to be executed and delivered this 16th day of January, 1984.

SIGNED, sealed and delivered  
in the presence of:

Linda B. Osborne  
James D. Johnson

MORTGAGOR:

GREER PROFESSIONAL PARK, A SOUTH  
CAROLINA GENERAL PARTNERSHIP

BY: William E. Alverson  
WILLIAM E. ALVERSON, M.D.

BY: Victor C. Campbell  
VICTOR C. CAMPBELL, M. D.

BY: Thomas B. Eison  
THOMAS B. EISON, M. D.

BY: W. Travis Ellison  
W. TRAVIS ELLISON, M. D.

BY: Raymond V. Grubbs  
RAYMOND V. GRUBBS, M. D.

BY: James B. Key  
JAMES B. KEY, M. D.

BY: H. Lee Smyre  
H. LEE SMYRE, M. D.