

EXHIBIT "B"

"ADDITIONAL PROVISIONS"

1. The parties hereto recognize and agree that it is the intention of the Party of the First Part to convert the property hereby conveyed (which property consists of 116 townhouse apartment units) into a condominium project. Party of the Second Part hereby agrees to subordinate its interest under this mortgage to such condominium regime (but not to any additional debt) by form of subordination agreement as may be reasonably required by the title insurance company which will insure the title of the purchasers of such condominium units.
2. After such conversion of said apartments to a condominium form of ownership, Party of the Second Part agrees upon payment of the release price (as herein-after defined) to release from the lien, operation and effect of this mortgage each such condominium unit requested by Party of the First Part and for which the release price has been paid. In addition to releasing each such condominium unit, Party of the Second Part shall also release from the lien, operation and effect of this mortgage, the undivided interest in the common elements which may be appurtenant to such units. For purposes of this Paragraph, the "release price" to be paid for each such unit to be released, shall be calculated by dividing the current outstanding principal balance of the indebtedness secured by this mortgage by the number of unreleased units and then multiplying the quotient by 1.2. All such releases shall be in recordable form in the State of South Carolina and shall contain such recitals as may be reasonably requested by the title insurance company which will insure the title of all such purchasers of said units.
3. Notwithstanding any other provision contained in this mortgage or in the indebtedness secured hereby, or any other instrument, contract or agreement executed in connection with the transaction of which this mortgage constitutes a part (the "other documents"), if any, to the contrary, it is expressly understood and agreed that the Party of the First Part shall have no personal liability for the repayment of the indebtedness secured hereby and that any action brought by any person or entity (including Party of the Second Part) for breach of any warranty of Party of the First Part contained in, or to enforce the obligations of the Party of the First Part to make any payment or to perform any covenant or agreement under, the indebtedness secured hereby, this mortgage, the other documents or any of them, any judgment or decree obtained by such person or entity shall not be subject to enforcement against the Party of the First Part or execution on or be a lien on any other asset of the Party of the First Part, but such person or entity shall be limited to a recovery solely from the property described herein, together with the proceeds of a foreclosure sale of said property.

978
~~This conveyance is subject to the following prior mortgage:~~
