

itself and all who may at any time claim through or under it, hereby waives, to the full extent that it may lawfully so do, the benefit of all such laws, and any and all right to have the assets comprising the Property marshalled upon any foreclosure of the lien hereof or to have the Property appraised for the purpose of reducing any deficiency judgment obtained against Mortgagor upon foreclosure of this Mortgage and Mortgagor further agrees that Mortgagee or any court having jurisdiction to foreclose such lien may sell the Property in part or as an entirety.

14. Construction. This Mortgage shall be construed and enforced in accordance with the laws of South Carolina. Paragraph captions are included herein only for convenience of reference and shall not be deemed to limit or define the purpose or effect of any provision hereof. The provisions of this Mortgage are severable, and the invalidity of one or more provisions shall not be deemed to invalidate the remainder. This Mortgage shall be binding upon the Mortgagor and the heirs, successors and assigns of Mortgagor and shall inure to the benefit of Mortgagee and the heirs, successors and assigns of Mortgagee. The terms "Mortgagor" and "Mortgagee" as used herein shall be deemed to include the respective heirs, successors and assigns of Mortgagor and Mortgagee.

15. Additional Provisions. The indebtedness evidenced by the Note and secured by this Mortgage shall be "non-recourse" as to the Mortgagor. In the event of default, mortgagee shall look solely to the Property and to other forms of collateral or security available to it, including any guarantees executed by any parties, including limited partners of the Mortgagor, and will not seek to collect any judgment or deficiency judgment from any assets of Mortgagor other than Mortgagor's interests in the Property itself.

16. Additional Events of Default. In addition to acts of default set forth herein, all actions and conditions described as acts of default in the Note shall constitute acts of default under this Mortgage.

IN WITNESS WHEREOF, Mortgagor has executed this Mortgage under seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Handwritten signature]
.....
.....

THE WORTHY GROUP
By: Sterling Capitol, Ltd., General Partner
By: *[Handwritten signature]* (SEAL)
John M. Sterling, President
By: *[Handwritten signature]* (SEAL)
Braxton M. Cutchin, III,
General Partner

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Before me, the undersigned notary public personally appeared ... Larry D. Estridge..... who, being duly sworn, deposed and said that he saw The Worthy Group..... sign seal and deliver the foregoing Mortgage and that he, together with Cynthia M. Laffoon..... witnessed the execution thereof.

SWORN to and subscribed before me this 19th day of January, 1983.
[Handwritten signature] (SEAL)
Notary Public for South Carolina
My commission expires: 11/1/87

[Handwritten signature]
.....

STATE OF SOUTH CAROLINA }
COUNTY OF }

RENUNCIATION OF DOWER

I,, the undersigned notary public, do hereby certify to all whom it may concern that, the wife of the within named, did this day appear before me and, upon being privately and separately examined by me, did declare that she does freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named Mortgagee and the heirs, successors and assigns of said Mortgagee all her interest and estate and also all her right and claim of dower of, in or to all the real property encumbered by the foregoing Mortgage.

Given under my hand and seal this day of 19

..... (SEAL)
Notary Public for South Carolina
My commission expires:

