

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues and profits which may arise or be had therefrom.

TO HAVE AND TO HOLD all and singular the said premises, including all houses, buildings, improvements and fixtures thereon, with all rights, privileges and appurtenances thereunto belonging or appertaining unto the Mortgagee, its successors and assigns forever.

It is expressly understood and agreed that the liability of the Mortgagor herein under this mortgage shall be limited to the extent of the Mortgagor's rights, title and interest in and to the mortgaged land and premises and that the Mortgagor herein shall have no liability or obligation of any kind whatsoever with respect to the payment of principal and interest or any other costs or debts now owing or which may hereafter become owing by virtue of the aforesaid note and Principal Mortgage given by Greenville Plaza Associates, and which note is also secured by this mortgage; and the Mortgagor herein shall have no liability or obligation of any kind whatsoever with respect to any of the agreements, representations or undertakings made by the said Greenville Plaza Associates in the note or in the Principal Mortgage, but otherwise does hereby acquiesce to all of the terms and provisions of said Principal Mortgage and does hereby quitclaim unto the Mortgagee all rights to any and all condemnation awards and insurance loss proceeds as same are applied to the secured indebtedness or restoration of improvements as provided in said Principal Mortgage.

Notwithstanding anything contained herein to the contrary, it is understood and agreed that in the event of any default in any of the covenants or agreements contained in the Principal Mortgage given by Greenville Plaza Associates, or in the note which it secures, the Mortgagee may take any action under and invoke the rights and remedies as provided in said Principal Mortgage and note (including, without limitation, all rights of foreclosure) with respect to the property herein conveyed.

It is agreed that the Mortgagee will give 30 days written notice to the Mortgagor before instituting foreclosure proceedings against the Mortgagor's interest in the mortgaged land and premises in order to give the Mortgagor herein the opportunity to cure any default and assume the obligations of the borrower under the Principal Mortgage.