

(2) Parcel No. 4 is encumbered by a mortgage held by The Peoples National Bank, Greenville, S. C. recorded in Mortgage Book 586, at page 497, R. M. C. Office, Greenville County, S. C.

The Mortgagors and Mortgagee, for themselves, their heirs, successors and assigns, do expressly covenant and agree as follows:

(1) With respect to Parcel No. 4, above, if so requested by the Mortgagors, the Mortgagee shall subordinate the lien of the within mortgage instrument in favor of a new mortgage to be hereinafter executed by the Mortgagors in favor of a third party to be by them designated in an amount not in excess of \$15,300.00;

(2) With respect to Parcel No. 1, above, if so requested by the Mortgagors, the Mortgagee shall subordinate the lien of the within mortgage instrument in favor of a new mortgage to be hereinafter executed by the Mortgagors in favor of a third party to be by them designated in an amount not in excess of \$10,000.00.

(3) With respect to releasing Parcels 1, 2, 3 or 4, above described, from the lien of this mortgage, the Mortgagee shall release the same in accordance with the following schedule:

(a) Parcel No. 2 shall be released either upon payment of the sum of \$20,000.00, or upon the mortgage balance hereof being reduced to \$20,000.00 without any other parcels having been previously released;

(b) Parcels Nos. 1, 3 and 4 shall be released upon payment of the sum of \$10,000.00 per parcel; however, should the mortgage balance be reduced by \$10,000.00 any one of said parcels shall be released and, likewise, when said mortgage balance has been reduced by \$20,000.00 any two of said parcels shall be released.

(4) With respect to Parcel No. 3, the Mortgagors shall have the right to sell any part thereof and the Mortgagee shall release the part so sold, providing the entire proceeds of sale shall be applied upon payment of the first mortgage held by R. F. Watson (recorded in Mortgage Book 536, at page 507) if said sale be in excess of \$1200.00 per acre, and providing at least the sum of \$1200.00 per acre shall be so applied upon said R. F. Watson mortgage in the event the sale price be less than \$1200.00 per acre.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all gas and electric fixtures, radiators, heaters, engines and machinery, boilers, ranges, elevators, and motors, bath-tubs, sinks, water-closets, basins, pipes, faucets and other plumbing and heating fixtures, mirrors, mantels, refrigerating plant and ice-boxes, cooking apparatus and appurtenances, and such other goods and chattels and personal property as are furnished by a landlord in letting or operating an unfurnished building, similar to the one herein described and referred to, which are or shall be attached to said building by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their heirs, executors, administrators, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD all and singular the said Premises unto the said mortgagee(s) *THEIR* heirs, successors and Assigns. And *WE* do hereby bind *OURSELVES, OUR* Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said