

thence along said branch N. 36-54 E. 100.0 feet; thence leaving branch N. 71-35 W. 200.0 feet; thence N. 4-51 W. 171.8 feet; thence N. 2-19 W. 231.4 feet; thence N. 10-47 W. 290.0 feet; thence S. 80-53 W. 177.9 feet; thence S. 59-55 W. 500.0 feet; thence N. 2-28 E. 300.0 feet; thence N. 20-09 E. 160.8 feet; thence N. 7-44 W. 261.5 feet; thence N. 68-32 W. 265.0 feet; thence N. 0-38 E. 222.6 feet; thence N. 39-40 W. 535.0 feet; thence S. 6-0 W. 209.0 feet to the point of beginning.

The Mortgagee agrees to release from the lien of this mortgage the tract containing 29.16 acres shown as "Ramsgate Development Corporation Area" on the above mentioned plat on the following conditions:

- (a) The tract shall be subdivided in residential building lots of such size and location as shall be approved by the Mortgagee and by Cameron-Brown.
- (b) The lots shall be subject to such restrictive covenants as are approved by the Mortgagee and Cameron-Brown.
- (c) The projected sales price for each lot shall be approved by the Mortgagee and Cameron-Brown.
- (d) Forty per cent (40%) of the above projected sales price shall be paid in reduction of the principal balance of the loan and all payments of principal and interest on said mortgage shall be current.

TOGETHER with all and singular the Rights, Members, Hereditaments, and Appurtenances to the said Premises belong, 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 CAMERON-BROWN COMPANY, its successors and Assigns. And it do hereby bind itself, its successors and assigns Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said CAMERON-BROWN COMPANY its successors and Assigns, from and against it, its successors and assigns Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

The mortgagor agrees to pay all taxes, assessments, water rates and other governmental or municipal charges which may constitute a charge upon the above described premises and, at the option of the mortgagee, to deliver the official receipts therefor to the mortgagee, and in default of said payments, the mortgagee may pay the same and add the amount thereof to the debt secured by this mortgage.