having such metes and bounds as will more fully appear in a Deed from Walter S. Griffin, et al., to Frank E. R. Siena, Trustee, recorded in the R.M.C. Office for said County and State in Deed Book 735, Page 263, subject to the County's right of way of streets within said property and rights of way of record, and further subject to a mortgage in favor of Fidelity Federal Savings & Loan Association, recorded in Mortgage Book 965, Page 237.

Mortgagee agrees to release from time to time, upon reasonable request of the Mortgagors, portions of the above property provided, however, Mortgagee may, as a condition to such releases, require the substitution of collateral from the Mortgagors in a form and manner satisfactory to Mortgagee; provided, further, if, during the period that Mortgagors are not making principal payments on their note, they request Mortgagee to release a portion of the property from the lien of the mortgage, Mortgagee shall be entitled to receive a reasonable consideration (to be applied against said note) for said release measured by the consideration to be received by Mortgagors in disposing of the property sought to be released or, if no disposition is being made, by the fair value of said property, provided, however, in any one of said years the Mortgagors shall not be required to pay in the aggregate more than \$30,000.00 for such releases.

The personal liability of the Mortgagors under this mortgage and under the mortgages assumed by them is several and not joint.

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

TO HAVE AND TO HOLD, all and singular the said premises unto the said The Citizens and Southern National Bank of South Carolina as Trustee for James G. Bannon, its

successors **Example and Assigns forever.

And we do hereby bind our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its successors Meirs and Assigns, from and against us, our Heirs, Executors, Administrators and Assigns, and Assi

And we, the said mortgagor_S, agree to insure the house and buildings on said land for not less than Dollars, in a company or companies which shall be acceptable to the mortgagee, and keep the same insured from loss or damage by fire, with extended coverage, during the continuation of this mortgage, and make loss under the policy or policies of insurance payable to the mortgagee, and that in the event shall at any time fail to do so, then the said mortgagee may cause the same to be insured as above provided and be reimbursed for the premium and expense of such insurance under this mortgage. Upon failure of the mortgager may, at his option, declare the full amount of this mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we the said mortgagors, do and shall well and truly pay, or cause to be paid unto the said mortgagee the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said note —, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.