

iron pin; and S. 36-51 E. 133.0 feet to an iron pin; thence leaving the right-of-way line of said road, S. 84-42 W. 1559.1 feet to an iron pin at the intersection of property of the grantors, Haywood and J. H. Mitchell (as shown on said plat); thence with the line of property of Haywood the following courses and distances: N. 18-08 E. 219.29 feet to an iron pin; N. 9-59 E. 130 feet to an iron pin; N. 6-37 W. 103.85 feet to an iron pin; N. 10-52 W. 508.81 feet to an iron pin; and N. 41-55 W. 102.35 feet to an iron pin in the right-of-way line of Haywood Road; thence with the right-of-way line of said road, N. 33-33 E. 169.1 feet to point of beginning.

ALSO:

ALL that certain piece, parcel or tract of land containing 1.97 acres, more or less, situate, lying and being in County and State aforesaid across from the above described tract on the northerly side of Congaree Road and the southerly side of the right-of-way for U. S. Highway I-385 and having according to the above described plat entitled "Property of R. F. Watson, Jr." recorded in said Plat Book H.C. at Page 37, said R.M.C. Office, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northerly edge of the right-of-way line of Congaree Road where said right-of-way narrows to a width of 50 feet; and running thence N. 32--23 E. 57.56 feet to an iron pin; thence S. 50-55 E. 410.64 feet to an iron pin; thence S. 46-35 E. 203.62 feet to an iron pin; thence S. 46-34 E. 198.02 feet to an iron pin; thence S. 46-28 E. 248.86 feet to an iron pin; thence S. 79-37 W. 151.31 feet to an iron pin on the northeasterly edge of the right of way of Congaree Road; thence with the said right-of-way line of said road the following courses and distances: N. 38-25 W. 161.9 feet to an iron pin; N. 42-07 W. 200 feet to iron pin; N. 45-21 W. 200 feet to iron pin; and N. 47-41 W. 400 feet to iron pin, point of beginning.

This is the same property conveyed to the mortgagor herein by deed of Richard F. Watson, Jr. and Evelyn P. Watson of even date to be recorded herewith and this mortgage is given to secure the balance of the purchase price.

After expiration of the calendar year of 1969 and upon payment of One Hundred Thousand (\$100,000.00) Dollars including the Seventy Thousand Seven Hundred (\$70,700.00) Dollars on said total purchase price, set forth in deed, mortgagees shall, if so requested, release from the lien of this purchase money mortgage, a total contiguous area of not more than seven (7) acres, providing said acreage shall not total in road frontage more than one-third of the total frontage of Tract No. 1 along the South side of the Congaree Road as shown on said plat.

After release of the initial seven (7) acres as mentioned above, mortgagees shall release additional acreage from the lien of this mortgage upon payment to them of a sum representing Fifteen Thousand (\$15,000.00) Dollars per acre for each acre to be released, until the full purchase price as provided herein has been paid.

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 it do hereby bind itself and its ~~XXX~~ Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) their heirs, successors and Assigns, from and against the mortgage(s), its ~~XXX~~ Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.