

each annual principal payment made under the mortgage. The amount of land to be so released shall be calculated at Four Thousand and No/100 (\$4,000.00) Dollars per acre.

3. Over and above the land to be released as provided in paragraphs 1 and 2 above, Purchaser may secure additional releases of land from the lien of the mortgage by substituting collateral therefor valued at Four Thousand and No/100 (\$4,000.00) Dollars per acre. The collateral to be substituted therefor shall be cash deposited in an account at First Federal Savings and Loan Association, Greenville, S. C., pursuant to an Escrow Agreement entered into by and between the parties hereto and the said First Federal Savings and Loan Association. Said Agreement, among other things, shall provide that the account shall be in the name of the Purchaser but that Purchaser shall pledge said account to the Seller as substituted collateral for the land being released. Purchaser shall pay all charges of the Escrow Agent in maintaining the escrow account.

4. At such time as the amount held in the escrow account by the Agent therefor is equal to the total balance of principal and interest then remaining due under said mortgage, the Seller shall then release all of the remaining land from the lien of said mortgage.

5. Prior to obtaining a release hereunder, which release is for less than the entire tract, Purchaser shall have a survey made of the land proposed to be released. No such release shall be for less than one (1) acre. Purchaser shall not be entitled to the release of any tract or parcel when such release would result in (a) any unreleased land becoming an island completely surrounded either by unreleased land or by released land or by land not originally covered by this mortgage; and/or (b) eliminating means of ingress and egress to any unreleased land from existing public roads or streets, it being the intention of the parties that there shall always be a means of access to unreleased tracts by public roads or streets.

6. Purchaser shall submit the plat of the survey of the land proposed to be released to Seller for Seller's approval and such approval shall not be unreasonably withheld.