

This being the same property conveyed to the mortgagor herein by the mortgagee herein by deed of even date to be recorded herewith.

It is agreed that the Mortgagee herein shall release to the mortgagor, acreage in the following manner; For acreage fronting on Jones Mill Road, the release price per acre shall be One Thousand Seven Hundred Fifty and No/100 (\$1,750.00) Dollars. For acreage other than Jones Mill Road, the release price per acre shall be One Thousand and No/100 (\$1,000.00) Dollars. The release provisions herein shall apply to all lots within the above described tracts with the exception of two lots which shall be released at no additional consideration than the downpayment and the designation of the two lots (not more than 1 acre each) shall be the election of the mortgagor.

When a layout of a subdivision of this property into lots or tracts with roads is made and has been approved between proper county officials; and when such roads have been constructed and accepted by Greenville County, the Seller agrees to release the land necessary for such roads without the payment of any release price.

Monies paid for releases shall apply toward annual installment payments; however, interest shall be paid in addition to any release monies.

It is understood and agreed that Mortgagee will not release that portion of the property fronting on Jones Mill Road as shown as a proposed road on a survey prepared by Carolina Surveying Company as shown in the proposed subdivision layout.

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 mortgagee(s) and its (his, their) (successors) Heirs and Assigns forever.

And the mortgagor(s) does (do) hereby bind his (their) Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, its (his, their) (successors) Heirs and Assigns, from and against his, (their) Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

And the said mortgagor(s), agree to insure the house and buildings on said land for not less than the value thereof 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(s), and that in the event he (they) 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 mortgagor(s) to pay any insurance premium or any taxes or other public assessment, or any part thereof, the mortgagee(s) may, at his (their) 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 the said mortgagor(s), 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.

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