

point; thence running N. 67-02 W., 270.6 feet to a point; thence running S. 87-20 W., 187.3 feet to a point; thence running N. 1-52 E. 284.5 feet to a point; thence running N. 54-12 E., 516 feet to a point; thence running N. 3-15 E., 175 feet to a point on Maple Creek; thence following Maple Creek N. 43-44 W., 180.5 feet to a point at intersection of Maple Creek and branch; thence following said branch N. 36-54 E., 100 feet to a point; thence running N. 71-35 W., 200.6 feet to a point; thence running N. 4-51 W., 171.8 feet to a point; thence running N. 2-19 W., 231.4 feet to a point; thence running N. 10-47 W., 200 feet to a point; thence running S. 80-53 W., 177.9 feet to a point; thence running S. 59-55 W., 500 feet to a point; thence running N. 2-28 E., 300 feet to a point; thence running N. 20-09 E., 160.8 feet to a point; thence running N. 7-44 W., 261.5 feet crossing a power line right-of-way to a point; thence running N. 68-32 W., 265 feet to a point on the Northeastern side of a 50-foot road; thence following said roadway N. 0-38 E., 222.6 feet to a point; thence continuing along said roadway N. 39-40 W., 535.5 feet to a point; thence running S. 6-0 W., 25' more or less to the point of beginning.

LESS, however, those two parcels of land designated on the above referenced plat as Tract "A" and Tract "B". Each of said tract contains 1.67 acres, more or less.

THE mortgagee agrees to release from the lien of this mortgage a right-of-way for road purposes fifty feet in width from the main gate entrance and leading up to tracts "A" and "B" which right-of-way shall be located at a point approved by the Mortgagee.

THE mortgagee further agrees to release tracts "C" and "D" containing 25.82 acres, more or less, as shown on said plat from the lien of this mortgage upon compliance with the following conditions: 1. Said tracts shall be subdivided into residential building lots of such size and location as shall be approved by mortgagee and Cameron-Brown Company. 2. The lots shall be subject to such restrictive covenants as are approved by mortgagee and Cameron-Brown Company. 3. The sales price for each lot shall be approved by mortgagee and Cameron-Brown Company. 4. Forty percent (40%) of the sales price shall be paid in reduction of the principal balance of the loan.

THE mortgagor agrees that there shall be added to each monthly payment required hereunder or under the evidence of debt secured hereby, an amount estimated by the Mortgagee to be sufficient to enable the mortgagee to pay as they become due, all taxes, assessments, and similar charges upon the premises subject thereto; any deficiency because of the insufficiency of such additional payments shall be forthwith deposited by the Mortgagor with the Mortgagee upon demand by the Mortgagee. Any default under the paragraph shall be deemed a default in payment of taxes, assessments or similar charges hereunder.

MORTGAGOR agrees to furnish mortgagee certified statements of income and expenses within three (3) months after the end of each fiscal year. The statements shall contain all appropriate and pertinent information regarding the operations of the mortgagor for the preceding year.

MORTGAGOR further pledges as additional security two (2) \$50,000 life insurance policies. One on the life of Dr. Peter G. Manos and one on the life of George T. Loumos. Mortgagor agrees to pay the premiums and keep said policies in force during the entire term of this loan.

ANY default by the mortgagor of the terms and conditions of the Security Agreement, executed this date as additional security for this loan, shall constitute a default of this mortgage. Any default in the provisions of the separate "Agreement" executed by the Mortgagor in favor of the Mortgagee bearing even date herewith shall constitute a default of this mortgage.

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 LIBERTY LIFE INSURANCE COMPANY, its successors and Assigns. And the mortgagor does hereby covenant to warrant and forever defend all and singular the said Premises unto the said LIBERTY LIFE INSURANCE COMPANY its successors and Assigns, from and against the said mortgagor and every person whomsoever lawfully claiming or to claim the same or any part thereof.