

Special Covenants:

It is mutually covenanted and agreed by and between the Mortgagor and Mortgagee that the Mortgagor at any time, and from time to time, shall have the right at no cost or payment therefor, to have released from the lien of the within Mortgage any part or parts of the mortgaged premises which in the aggregate shall total ten (10) acres; and that thereafter the Mortgagee shall have the right to have released from the lien of the within Mortgage the remainder of the mortgaged premises based upon the reduction of the principal balance of said mortgage indebtedness (to include prepayment) of \$1,500.00 for each acre to be released; provided further, that the Mortgagee shall not be required to release from the lien of the within mortgage any part of the mortgaged premises which would render inaccessible (for purposes of ingress and egress) the remainder of the property encumbered by the lien of said mortgage.