This is the identical property conveyed to the mortgagors by the mortgagee of even date herewith and this mortgage is given to secure a portion of the purchase price.

The mortgagee hereby agrees to release lots from this mortgage at the rate of \$2100.00 per acre. That is to say, lots containing less than one acre will be released herefrom on payment to the mortgagee or her heirs and assigns of such proportionate amount based on the quoted rate.

Mortgagee further agrees to release street and/or utility rights of way without further consideration as any such releases might become necessary for the future development of the property.

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 Emma B. Kellett, Her

Heirs and Assigns forever.

And we do hereby bind ourselves, Our Heirs, Executors and Administrators to warrant and forever defend all and singular the said premises unto the said mortgagee, Her Heirs and Assigns, from and against us Our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming, or to claim the same or any part thereof.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if we 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.