

Lancaster line, S. 11-40 W., 646 feet to a point in the center of the Greenville-Laurens Road; thence along the center of said road, S. 60-15 E., 400 feet to an iron pin; thence continuing with the center of said road, S. 51-05 E., 382 feet to the beginning corner.

ALSO all interest which the grantor has in and to that 30-foot road located along the Western boundary of this tract of land.

There is expressly excluded from the above property Lots 7, 10 and 12, as shown on a subdivision of a part of said lands known as Birdfield, recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book GG, Page 90.

It is understood and agreed that in the event the mortgagors shall desire to procure the release of the property hereinabove described or any portion thereof from the lien of this mortgage, they may do so upon the following terms and conditions, to-wit:

- (a) They may procure the release of the entire tract of land herein described from the lien of this mortgage by substituting as security for the payment of the debt hereby secured marketable U.S. Government securities or bonds having a market value from time to time twenty (20%) per cent greater than the balance of the debt represented by the note hereby secured, said balance being the remaining balance of principal together with interest to accrue if said obligation is paid according to its tenor.
- (b) In the event the mortgagors shall desire to procure the release of a portion of the lands hereinabove described they may substitute as security in the place and stead of the lands to be released marketable U.S. Government obligations or bonds having a market value from time to time which shall be equivalent to or greater than the values of the land released determined as follows: \$55.00 per front foot for all property fronting on U.S. Highway 276 and running back 170 feet therefrom. \$1,000.00 per lot for all lots shown and delineated on revised plat of Birdfield Subdivision, of record in Plat Book GG, Page 90. \$550.00 an acre for all property covered by the above written description not included and shown by said revised plat of the Birdfield Subdivision.

In the event the mortgagors shall at any time desire to prepay the debt hereby secured they shall pay a penalty for so doing computed as follows:

To the principal amount of the debt hereby secured shall be added the amount of interest which would accrue under the terms of the note hereby secured if paid according to the plan specified therein, and likewise a sum of money equivalent to the difference between Federal and State Income Taxes which would accrue if the obligation were paid according to its tenor, assuming in said computation that the net taxable income of the mortgagee, exclusive of the sum to be paid, is \$1200.00, and using the tax laws in effect at the time of prepayment.

This is a purchase money 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 mortgagee(s) **her** heirs, successors and Assigns. And **we** do hereby bind **ourselves, our** Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said mortgagee(s) **her** heirs, successors and Assigns, from and against the mortgagor(s), **their** Heirs, Successors, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.