

thence running S. 34909 W. 661.4 feet to an iron pin; thence running N. 38-31 W. 1642.4 feet to an iron pin; thence running W. 51-18 E. 616.5 feet to an iron pin; thence running N. 42-57 W. 701 feet to an iron pin in the center of the before mentioned un-named road; thence with the center of said road S. 32-24 W. 593 feet to an iron pin; thence continuing with said road S. 32-24 W. 400 feet to an iron pin; thence continuing with the center of said road S. 36-44 W. 200 feet to an iron pin; thence continuing with center of said road S. 45-08 W. 200 feet to an iron pin; thence continuing with center of said road S. 49-30 W. 265 feet to an iron pin, the point of beginning.

NOTE: That the mortgagee, pursuant to the terms of the contract to purchase real estate between these parties, agrees to release from this mortgage any property necessary for Duke Power Company right of way purposes without consideration. That further, additional releases of property from this mortgage shall be granted on the basis of \$1,500.00 per acre with the limitation that such releases shall not exceed 25% of the total sales price of the subject property for any one fiscal year of the seller and that any payment of release price shall reduce the principal balance due on the mortgage and the next installment payment.

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 Dollars, 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.