

rights, as well as the benefit of all valuation and appraisement privileges, and stay, redemption and moratoriums under or by virtue of the constitution and laws of the State of Maryland, of any other state or of the United States, now existing or hereafter enacted.

Q. That Grantor, upon request from the holder of the Note secured hereby, shall execute, acknowledge and deliver to holder of said Note a chattel mortgage or other similar security instrument, in form satisfactory to the holder of the Note, covering all property, of any kind whatsoever owned by the Grantor, which, in the sole reasonable opinion of holder of the Note, is essential to the operation of the mortgaged premises and concerning which there may be any doubt whether title to same has been conveyed by and included within this Deed of Trust, under the laws of the State of Maryland, and will further execute, acknowledge and deliver any financing statement, renewal, affidavit, continuation statement, certificate or other document as the holder of the Note may request in order to perfect, preserve and maintain, continue and extend the security interest under and the priority of such chattel mortgage or other security instrument. Grantor further agrees to pay to holder of the Note on demand all costs and expenses incurred by holder of the Note in connection with the preparation, execution, recording and filing of any such document.

R. That Grantor, upon presentation to the holder of the Note of satisfactory evidence as the holder of the Note may reasonably require of means of ingress and egress to remaining lots in the subdivision and of sale of the lot in question to a bona fide purchaser, shall have the right and option to obtain from the Trustees from time to time thereafter a release of any one or more of such lots from the lien of this Deed of Trust, such right and option to be subject to the following conditions:

- (1) That Grantor shall pay to the holder of the Note an amount equal to one hundred percent (100%) of the amount advanced per lot for each lot released from the lien of this Deed of Trust; such sum or sums to be applied by the holder of the Note in reduction of the principal indebtedness remaining unpaid hereunder; and
- (2) That at the time of exercise of this option by Grantor, there shall exist no default under any of the terms, conditions, covenants and agreements of this Deed of Trust or of the Note secured hereby or of any instrument now or hereafter securing said indebtedness; and
- (3) That Grantor shall reimburse the holder of the Note for all actual costs and expenses, if any, incurred in connection with said release and shall pay all other costs and expenses in connection therewith; and
- (4) The Trustees shall be entitled to a release fee of \$5.00 per lot for each lot released under the terms hereof.