

AND IT IS HEREBY EXPRESSLY AGREED by the mortgagor and the mortgagee, the mortgagee's assent hereto being evidenced by the acceptance of this mortgage, that the whole of said principal sum, or so much thereof as may have been advanced by the mortgagee, or if such have been repaid, then the whole of said note, or the balance thereof remaining unpaid, together with any interest accrued thereon, if the mortgagee shall have purchased the note, or shall have paid the same, or any part thereof, as guarantor or surety, shall, at the option of the mortgagee, become forthwith due and payable after default of the payment of mortgagee's advances when due, or of any installment or installments provided for in the said note, or after default in the payment of any past due tax or assessment on the property described herein, for thirty (30) days after written notice and demand by the mortgagee requiring such payment or after default in the performance of any of the covenants or agreements in said building loan agreement contained on mortgagor's part to be performed.

All of the covenants and agreements made by said mortgagor in said promissory note, and in said building loan agreement, are hereby made a part of this instrument, as in and by the said Bond and conditions thereof, reference hereunto had will more fully appear.

NOW KNOW ALL MEN, That we, the said JAMES R. ELLIS and FRANCES OXNER ELLIS, in consideration of the said debt, and for the better securing the payment thereof, and the performance of the mortgagor's obligation thereunder, according to the conditions of the said Bond, which with all its provisions is hereby made a part thereof; and also in consideration of Three Dollars to the said mortgagor in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Gulf Oil Corporation:

All that lot of land in Greenville County, State of South Carolina, on the Northeast side of U.S. Highway No. 25 (New Buncombe Road) about two miles north of the city limits of Greenville, and having according to plat made by Pickell & Pickell, Engrs., dated January 30, 1950, to which reference is herewith made, the following metes and bounds, to-wit: