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The State of South Carolina,

County of GREENVILLE

To All Whom These Presents May Concern: Conger Realty Company, a corporation of North Carolina

SEND GREETING:

Whereas, the said Conger Realty Company hereinafter called the mortgagor(s) in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to Southern New England Terminals, Inc.

hereinafter called the mortgagee(s), in the full and just sum of Seventy Thousand and No/100 - - - - DOLLARS (\$ 70,000.00 ), to be paid

at The First National Bank of Boston on demand

, with interest thereon from date

at the rate of four and one-quarter (4¼%) percentum per annum, to be computed and paid

monthly

until paid in full; all interest not paid when due to bear interest at the same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if, before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor(s) promise to pay all costs and expenses including 10 per cent. of the indebtedness at attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to it the said mortgagor(s), in hand well and truly paid by the said mortgagee(s) at and before the signing 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 Southern New England Terminals, Inc., its successors and assigns, forever:

All that certain piece, parcel or lot of land with the buildings and improvements thereon, situate, lying and being at the Northwest corner of the intersection of Laurens Road and Ackley Street near the City of Greenville, in the County of Greenville, State of South Carolina being known as a portion of Lot No. 1 on plat recorded in the R.M.C. Office for Greenville County, S. C., in Plat Book "H", page 227, and having according to a survey made by Dalton & Neves, Surveyors, February 1945, the following metes and bounds, to-wit:

BEGINNING at a stake at the Northwest corner of the intersection of Laurens Road and Ackley Street and running thence with the North side of Ackley Street, S. 64-34 W. 503.2 feet to an iron pin corner of Lot 10; thence with line of Lot 10, N. 28-19 W. 250 feet to an iron pin; thence running along property of L. L. Bates, N. 64-35 E. 370.9 feet to an iron pin on the Southwest edge of the right-of-way of Laurens Road; thence with the right-of-way of Laurens Road S. 55-33 E. 288.7 feet to the beginning corner.

Being the same property conveyed to Conger Realty Company by deed of L. L. Bates recorded in the office of the R.M.C. for Greenville County, S.C., in Book of Deeds 233, page 310.

This mortgage and the note secured thereby are executed by the undersigned officers of the said Conger Realty Company, pursuant to the power and authority conferred upon us by resolutions adopted by the stockholders, and by the directors of the said Conger Realty Company, at meetings duly called and held for that purpose on November 11th and 13th, 1950, respectively.