

NOW, KNOW ALL MEN, that Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to Mortgagee, and also in consideration of the further sum of One Dollar (\$1.00) to Mortgagor in hand well and truly paid by Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold, assigned, and released, and by these presents do grant, bargain, sell, assign, and release unto Mortgagee, its successors and assigns, the following described property, together with the buildings and improvements now and hereafter erected thereon,

SITUATE in the City of Greenville, County of Greenville, State of South Carolina, more particularly described according to a survey thereof made March 28, 1953 by Pickell and Pickell, Engineers of Greenville, South Carolina, as follows:

BEGINNING at an old iron pin at the intersection of the easterly line of Augusta Street and the northerly line of McKay Street; extending thence (1) along said line of Augusta Street North 21 degrees 25 minutes West 117 feet to an old iron pin; thence (2) North 81 degrees 51 minutes East 115 feet to a point on brick wall; thence (3) South 13 degrees 05 minutes E. 127.6 feet to a new iron pin on said northerly line of McKay Street; and thence (4) along said line of McKay Street South 89 degrees 29 minutes West 100 feet to the point of beginning.

TOGETHER with all and singular the improvements thereon and the rights, members, hereditaments, and appurtenances to the same belonging or in anywise appertaining; all the rents, issues, and profits thereof (provided, however, that Mortgagor shall be entitled to collect and retain the said rents, issues, and profits until default hereunder), and including all the buildings, walks, fences, shrubbery, driveways, improvements and fixtures of every kind, including stoves, refrigerators, ranges, cabinets, venetian blinds, heaters, boilers, radiators, engines, machines, motors, screens, blinds, doors, hardware, wires, switches, electric fixtures, bells, insulations, and all other water, plumbing, ventilating, and heating equipment, including stokers, oil burners, tanks, air conditioning equipment now upon or which may hereafter be placed upon said property, shall be deemed to be fixtures and part of the realty herein conveyed, and shall be deemed part of the security for the indebtedness herein mentioned, and shall be covered by this Mortgage; EXCEPTING HOWEVER, petroleum marketing equipment, tanks, and fixtures owned by THE ATLANTIC REFINING COMPANY.