

ALL the right, title and interest of James M. Bruce in and to the following described lots of land:

ALL that lot of land in Greenville County, State of South Carolina, on the western side of North Main Street in the City of Greenville between North and College Streets and described as follows:

148  
7/28  
BEGINNING at an iron pin on the western side of North Main Street at the northeastern corner of the J.R. Smith lot and running thence with the western side of said street N. 18-0 E. 40 feet to an iron pin; thence N. 72-0 W. 130 feet to an iron pin on a 10 feet alley; thence along the eastern side of said alley S. 18-0 W. 40 feet to an iron pin; thence S. 72-0 E. 130 feet to the beginning corner.

Being the same property conveyed to Lucie H. Bruce and J. Hagood Bruce by deed recorded in Deed Book 134, Page 390, and by deed recorded in Deed Book 193, Page 112.

ALSO ALL that lot of land in Greenville County, State of South Carolina, on the western side of South Main Street in the City of Greenville, and described as follows:

BEGINNING at a point on the South Main Street at corner of Poinsett Hotel 47 feet 6 inches from the courthouse square and running thence N. 20-20 E. 52 feet 5 inches with South Main Street to the Poe line; thence with the Poe building along the southern edge of wall N. 69-12 W. 113 feet 1/4 inch; thence S. 21-27 W. 52 feet 6 and 1/2 inches more or less to the Poinsett Hotel line; thence along the northern side of a wall S. 69-16 E. 112 feet to the beginning corner.

Being the same property conveyed to Mrs. L.H. Bruce and J.H. Bruce by deed recorded in Deed Book 239, Page 18.

ALSO ALL that certain lot of land in the State of South Carolina, County of Greenville, in ward 1, of the City of Greenville, known as Lot 12 in the division of real estate known as Julia C. Smith place, and described as follows:

BEGINNING at a stake on the eastern side of Laurens Street at the corner of Lot 11 and running thence S. 18-0 W. 49 feet 1 inch more or less to a stake at corner of Lot 13; thence S. 72-0 E. 96 feet more or less to a stake on a 10 feet alley; thence N. 18-0 E. 49.1 feet, more or less, along said alley to stake; thence N. 72-0 W. 96 feet more or less to the beginning. Said lot being shown on the Greenville City Block book: Lot 10, Block 6, Page 2.

Being the same property conveyed to J.H. Bruce and Lucie H. Bruce by deed recorded in Deed Book 235, Page 338.

7/28  
It is understood and agreed that the within mortgage is to secure the note herein above referred to as well as any and all amounts which may become due and owing by Bruce Oil Co., Inc. to the mortgagee herein, its successors and assigns, under a distributor's agreement made between the said Bruce Oil Co., Inc. and the said Crown Central Petroleum Corp., dated this 11th day of March, 1959.

It is further understood and agreed that the mortgagee herein, its successors and assigns, may at any time prior to the payment in full of the indebtedness secured by this mortgage, make advances to Bruce Oil Co., Inc. under the note secured by this mortgage and under the distributor's agreement made between Bruce Oil Co., Inc. and the said Crown Central Petroleum Corp., dated March 11th, 1959, and any amount so advanced not exceeding \$ 30,000 shall be secured by this mortgage as provided in Paragraph 45, Section 55, Volume 4 of the 1952 Code of Laws of South Carolina, as amended to date.

BOOK 779 PAGE 67