

released and by these presents does grant, bargain, sell, convey and release unto the said MORTGAGEE and to its successors, legal representatives and assigns forever:

ALL THAT CERTAIN lot or parcel of land with the buildings and improvements now and hereafter thereon erected, SITUATE in the County of Greenville, State of South Carolina, and further described according to a survey thereof dated February 1960, by Dalton and Neves, of Greenville, South Carolina, as follows:

BEGINNING at a point at the intersection of the North right-of-way line of Cedar Lane Road, known as South Carolina Highway 183, and West right-of-way line of Marion Street and running thence (1) along the said West right-of-way line of Marion Street North 9 degrees 45 minutes East 193 feet to a new iron pin; thence (2) along a line parallel with said North right-of-way line of Cedar Lane Road North 77 degrees 25 minutes West 105 feet to a new iron pin; thence (3) along a line parallel with the said West right-of-way line of Marion Street South 9 degrees 45 minutes West 193 feet to a point in the North right-of-way line of Cedar Lane Road; and thence (4) along the said North right-of-way line of Cedar Lane Road South 77 degrees 25 minutes East 105 feet to the point of beginning.

UNDER AND SUBJECT to a certain Mortgage given by MORTGAGOR to MORTGAGEE in the sum of TWENTY-NINE THOUSAND FIVE HUNDRED DOLLARS (\$29,500.00).

TOGETHER with the appurtenances and all the estate and rights of the said MORTGAGOR in and to said premises.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that all petroleum storage and marketing equipment (excepting such as is owned by other than MORTGAGOR) which are now or are hereafter placed in or on said premises, gas fixtures, electric fixtures, radiators, heating systems, heaters, heating fixtures, tubs, sinks, water closets, basins, pipes, faucets, plumbing system, plumbing fixtures which are a part of said buildings, improvements and premises or which are or shall be attached to said buildings, improvements and premises by nails, screws, bolts, pipe connections, masonry, or in any other manner, are and shall be deemed to be fixtures and an accession to the freehold and a part of the realty as between the parties hereto, their respective heirs, personal representatives, successors and assigns, and all persons claiming by, through or under them, and shall be deemed to be a portion of the security for the indebtedness herein mentioned and to be covered by this mortgage.

TO HAVE AND TO HOLD the said premises and every part thereof with the appurtenances unto the said MORTGAGEE, its successors, legal representatives and assigns forever UNDER AND SUBJECT as aforesaid.

PROVIDED, ALWAYS, that if the said MORTGAGOR, its successors or assigns, shall pay unto the said MORTGAGEE, its successors or assigns, the said sum of money mentioned in the condition of the said note or obligation at the times and in the manner therein specified, and shall comply with all other conditions of this instrument then these presents and the estate hereby