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NOW KNOW ALL MEN, that the said MORTGAGOR, in consideration of the said debt and sum of money mentioned in the said note and for the better securing the payment of the said sum of money mentioned in the said note or of any renewal or extension thereof, with interest thereon, and also for and in consideration of the sum of ONE DOLLAR in hand paid by the said MORTGAGEE, the receipt whereof is hereby acknowledged, has granted, bargained, sold and 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 parcel of ground together with the buildings and improvements now and hereafter erected thereon SITUATE in the County of Greenville, State of South Carolina, and more particularly described according to a survey thereof dated April 1960, by Dalton & Neves, of Greenville, South Carolina as follows:

BEGINNING at an iron pin at the intersection of the East right-of-way line of Old Buncombe Road (60 feet wide) and the South right-of-way line of Franklin Road (60 feet wide) and running thence (1) along the said South right-of-way line of Franklin Road South 80 degrees 4 minutes East 150 feet to an iron pin; thence (2) along a line parallel to the said East right-of-way line of Old Buncombe Road South 4 degrees 7 minutes East 100 feet to an iron pin; thence (3) along a line parallel to the said South right-of-way line of Franklin Road North 80 degrees 4 minutes West 150 feet to an iron pin in the said East right-of-way line of Old Buncombe Road; and thence (4) along said right-of-way line of Old Buncombe Road North 4 degrees 7 minutes West 100 feet to the place of beginning. (Under and subject to a mortgage given by Mortgagor to Mortgagee in the sum of \$30,700.00)

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