

presents, do grant, bargain, sell and release unto The Pure Oil Company the following described property, to-wit:

All that certain piece, parcel, or lot of land together with all buildings and improvements located thereon, being, lying and situate on the northeast side of Augusta Street in the City of Greenville, County of Greenville, and State of South Carolina, and being more particularly described in accordance with a plat entitled Property of Webster Oil Co. Inc., made by J. Mac Richardson, R. L. S., dated 24 January 1961, as follows:

Beginning at an iron pin on the northeast side of Augusta Street at the corner of Wyatt Aiken property; running thence with the line of the Aiken property N.  $44^{\circ}$  20' E. 150.8 feet to an iron pin on the southwest side of Cherry Avenue; thence with the line of Cherry Avenue S.  $46^{\circ}$  20' E. 144.4 feet to an iron pin at the corner of the Roy Babb property; thence with the Babb line S.  $46^{\circ}$  38' W. 52.2 feet to an old iron pin; thence with the Babb property still S.  $50^{\circ}$  13' E. 100.3 feet to an old iron pin on the line of Davis property; thence with the line of the Davis property S.  $31^{\circ}$  56' W. 109.2 feet to an old iron pin on the northeast side of Augusta Street; thence with the northeast side of Augusta Street N.  $45^{\circ}$  40' W. 134.9 feet to the point of beginning.

Together with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said The Pure Oil Company, its successors and assigns, forever.

And Webster Oil Company does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said premises unto the said The Pure Oil Company, its successors and assigns, from and against itself, its successors and assigns, and all other persons lawfully claiming or to claim the same or any part thereof.

AND IT IS AGREED, by and between the parties hereto, that the said Mortgagor, its successors or assigns, shall keep the buildings and improvements erected, or to be erected on said premises, insured against loss and damage by fire, windstorm or other casualty, with loss made payable to the said Mortgagee, for the sound insurable value thereof in such company as shall be approved by Mortgagee, its successors and assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee, its successors or assigns may effect such insurance and reimburse itself under this mortgage for the expense thereof, with interest thereon from the date of payment at the same rate as the debt secured hereby; all without prejudice to any of Mortgagee's rights hereunder.