

property situated in the County of Greenville, State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being on the western side of U. S. Highway No. 25 in Greenville County, State of South Carolina, containing 10.50 acres, more or less, and being more particularly described according to a survey of property of W. C. Adams recorded in the RMC Office for Greenville County, S. C., in Plat Book U, page 23, as follows;

BEGINNING at a stake on the western side of U. S. Highway No. 25 and running thence S 85-10 W 1017 feet to an iron pin; thence N 9-50 W 386 feet to a pin in branch; thence up the branch as the line the following courses and distances: N 78-30 E 210 feet; N 85-30 E 71.5 feet; N 75-00 E 204 feet; N 66-40 E 205 feet; S 78-30 E 162 feet; N 72-00 E 178.5 feet to a stake on the western side of U. S. Highway No. 25; thence along the western side of said highway S 9-50 E 505.5 feet to the BEGINNING CORNER.

together with the tenements, fixtures, hereditaments and appurtenances thereunto belonging, now or hereinafter or in anywise appertaining of thereupon situated and all rents, issues and profits which may arise therefrom.

TO HAVE AND TO HOLD the above-bargained premises, unto Marathon and to its successors and assigns, to the sole and only proper use and benefits of Marathon. And said Mortgagor hereby covenants that it is seized of the above-described premises in fee simple and that it has good right and title to mortgage the same in the manner and form herein written, and that same are free and clear from all encumbrances whatsoever.

PROVIDED, HOWEVER, and these presents are upon the express condition, that if Mortgagor shall well and truly pay, or cause to be paid, to Marathon, on or before December 1, 1972, the sum of Forty Thousand and no/100 Dollars (\$40,000.00) with interest at the rate of five per cent (5%) per annum until maturity, according to certain Promissory Note bearing even date herewith executed by said Mortgagor to Marathon then these presents and said Note shall cease and be null and void.

MORTGAGOR EXPRESSLY AGREES:

1. To promptly pay the principal and interest on the indebtedness evidenced by said Note, at the times and in the manner therein