

delineated on a plat prepared for Union Petroleum Company by William Wingfield, Reg. Surveyor, dated December 13, 1960, revised November 10, 1961, said lot of land being bounded on the North by right-of-way of Elmwood Avenue and fronting thereon; on the East by property now or formerly of Marion Park; on the South by property now or formerly of Gallant; on the West by the right-of-way of Gadsden Street, and having the measurements, courses and distances as shown on said plat as follows: commencing at a hole in coping pillar at the Southeast corner of the intersection of Elmwood Avenue and Gadsden Street and running thence North seventy degrees East (N. 70-00 E.) a distance of one hundred four (104') feet to an iron; thence turning and running South twenty degrees twelve minutes East (S. 20-12 E.) a distance of one hundred seven (107') feet to an iron; thence turning and running South seventy degrees West (S. 70-00 W.) a distance of one hundred four (104') feet to an iron; thence turning and running North twenty degrees twelve minutes West (N. 20-12 W.) a distance of one hundred seven (107') feet to the point of commencement.

(The above described property, at the intersection of Elmwood and Gadsden Streets, is mortgaged subject to (1) Mortgage by Union Petroleum Company, Inc., to The Atlantic Refining Company, originally securing \$37,400.00, recorded in Mortgage Book 392, Page 9, later assigned to The Western Saving Fund Society of Philadelphia, and (2) Mortgage by Union Petroleum Company, Inc., to The Atlantic Refining Company, originally securing \$18,700.00, recorded in Mortgage Book 392, Page 18, Office of the Clerk of Court for Richland County, later assigned to First Pennsylvania Banking and Trust Company).

6. All that certain piece, parcel or lot of land located near the City of Columbia, at the Western corner of the intersection of Percival Road and Long Shadow Lane, being composed of the southeastern portions of Lots 24 and 25 in Block G as shown on plat of Woodfield prepared by McMillan Engineering Company dated August 15, 1956, and recorded in the Office of the Clerk of Court for Richland County in Plat Book 8, at page 281, and being more particularly shown on a plat of property surveyed for Union Petroleum Company, Inc., by B. P. Barber & Associates, dated April 15, 1959, amended December 15, 1959, and more fully described as follows: Bounded on the northeast by Long Shadow Lane and measuring thereon 140 feet; on the southeast by Percival Road and measuring thereon 110 feet; on the southwest by a portion of Lot 25 and measuring thereon 132.8 feet; and on the northwest by portions of Lots 24 and 25 and measuring thereon 106.75 feet.

Together with a perpetual right-of-way and easement for access, ingress and egress in and to the above described property and the perpetual right to improve, pave, install and maintain a driveway and other appurtenances necessary for the full enjoyment of the premises above described on, over and across a triangular portion of Lot 25 adjacent to