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BOOK 1023 PAGE 331

FEB 23 5 15 PM 1960

MORTGAGE

SS 20636  
Greenville, S. Car.

THIS INDENTURE OF MORTGAGE, made as of the first day of December, 1965, by REPROCO, INC., a Delaware corporation, having an address at 129 South State Street, Dover, Delaware, 19901, (hereinafter call the "Company"), as Mortgagor, and BANKERS TRUST COMPANY, a New York corporation having its office and post office address at 16 Wall Street, New York, New York, 10015, and J. C. Kennedy, residing at 73 Gates Avenue, Montclair, New Jersey, as Trustees under a certain Trust Indenture, (hereinafter called the "Indenture") dated as of December 1, 1965, from the Company, as Trustor, as Mortgagees, said Trustees being hereinafter called the "Mortgagees",

WITNESSETH:

WHEREAS, the Company has executed and delivered to Mortgagees a certain Promissory Note (hereinafter called the "Note"), in the amount of \$ 108,846 . . . , payable on January 1, 1991, together with interest thereon at the rate of 6% per annum from maturity;

WHEREAS, the Company is desirous of securing prompt payment of the Note in accordance with the terms and conditions thereof, as well as any additional indebtedness accruing to the Mortgagees on account of payments or expenditures made by the Mortgagor as herein provided;

NOW, THEREFORE, in consideration of the premises and of the sum of One Dollar (\$1.00) to the undersigned Company in hand paid by the Mortgagees, the receipt whereof is hereby acknowledged, and for the purpose of securing prompt payment of the indebtedness hereinabove mentioned as the same becomes due and other valuable considerations, the Company does hereby grant, bargain, sell, assign, convey, mortgage and warrant unto the Mortgagees (in the case of Bankers Trust Company, only to the extent of its legal qualification and capacity under the laws of the state where the following described real property is situated to receive and hold property therein for the purposes hereof) the following described real property to wit:

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All that certain piece or parcel of land on the northwest corner of LeGrand Boulevard and Pleasantburg Drive (S.C. Highway 291 By-Pass) in the City and County of Greenville, South Carolina, with the following metes and bounds to wit:

BEGINNING at an iron pin at the Intersection of Pleasantburg Drive and LeGrand Boulevard, and running thence 200 feet South 26° 04' West with Pleasantburg Drive to a point; thence North 63° 31' West 150 feet to a point; thence North 26° 04' East 200 feet to a point in the West line of LeGrand Boulevard; thence 150 feet South 63° 31' East with the West line of LeGrand Boulevard to the beginning corner.

The foregoing is a portion of that property conveyed to the grantor herein by deed of Thomas C. Gordon, Jr. dated December 19, 1963 and recorded in the R.M.C. Office for Greenville County, South Carolina on December 27, 1963 in Book 738 of Deeds at Page 533.

being the same property conveyed to the Company by Phillips Petroleum Company, by Deed dated November 11, 1965 together with all tenements, hereditaments and appurtenances now or hereafter belonging or appertaining thereto, all rents, issues and profits of the above-described property and all buildings and improvements now or hereafter located on or attached to or used in connection with said premises, including, without limitation, storage tanks, automobile hoists, dispensing pumps, air compressors and motors, lubricating equipment (pressure or otherwise), light poles, and/or other items of equipment which are used in connection with said premises as a service station and/or bulk station location, and any substitutions therefor or replacements thereof, all of which are and shall be deemed to be fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned

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SATISFIED AND CANCELLED OF RECORD  
3 DAY OF Aug 1981  
Hannie S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY, S. C.  
AT 2:52 O'CLOCK P M. NO. 3098

FOR SATISFACTION TO THIS MORTGAGE SEE  
SATISFACTION BOOK 74 PAGE 65216