

being the same property conveyed to Mortgagor by Phillips Petroleum Company by Deed dated _____ and recorded in the records of Greenville County South Carolina Book 773, page 377, 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, provided, however, Mortgagor shall be entitled to collect and retain the rents, issues and profits until default hereunder, subject, however, to the terms of any assignment executed by Mortgagor directing payment of said rentals to Mortgagee or its assigns; provided, further, that this Mortgage shall not cover any equipment owned by Phillips Petroleum Company, a Delaware corporation, hereinafter designated as "Phillips", and supplied by it for use at or in connection with such location;

TO HAVE AND TO HOLD the same with all rights, privileges and appurtenances thereunto belonging or in anywise appertaining unto the Mortgagee and its successors and assigns forever.

And the Mortgagor hereby warrants and covenants that, subject to that certain lease agreement dated January 20, 1966 from Mortgagor, as landlord, to Phillips, as tenant, he is