

REAL ESTATE MORTGAGE

BOOK 1067 PAGE 579

THIS MORTGAGE, DATED October 28, 1966, between Sara Whatley Griffin, A Widow of P. O. Box 268 in Greenville, South Carolina

(herein called "Mortgagor") and SHELL OIL COMPANY, a Delaware corporation with offices at 230 Peachtree Street, N W., in Atlanta, Georgia 30303 (herein called "Shell").

WITNESSETH:

In consideration and to secure payment of Mortgagor's indebtedness herein described, and the performance and observance by Mortgagor of the covenants and conditions of this Mortgage, Mortgagor hereby grants, bargains, sells, conveys and mortgages to Shell the following described premises situated in the City of Mauldin County of Greenville, State of South Carolina

All that certain piece, parcel or lot of land, situate, lying and being at the southwestern corner of the intersection of West Butler Avenue with U. S. Highway 276, in the Town of Mauldin, County of Greenville and state of South Carolina and as shown on plat of survey of property of Sara W. Griffin made by C. O. Riddle, R.L.S., dated September, 1966, is more fully described as follows: Commencing at the southwestern corner of the intersection of West Butler Avenue with U. S. Highway 276 and running thence S 9° 19' E along the western side of U. S. Highway 276, 144.9 feet to a point; thence continuing S 10° 11' E along the western side of U. S. Highway 276, 67 feet to a point; thence turning and running S 80° 32' W along the boundary line of property occupied by Farmer's Bank 210.7 feet to a point; thence turning and running N 10° 00' W 209.95 feet to a point on the southern side of West Butler Avenue; thence turning and running N 80° 00' E along the southern side of West Butler Avenue 212.2 feet to the point of commencement.

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together with all rights, privileges and appurtenances thereto, all rents, issues, and profits therefrom, and all buildings, improvements and Mortgagor's fixtures now or hereafter located thereon (all herein collectively called "the premises");

TO HAVE AND TO HOLD the same unto Shell, its successors and assigns, forever; provided, however, and this Mortgage is upon the express condition, that, if Mortgagor shall promptly and fully pay Mortgagor's indebtedness to Shell under and in accordance with the provisions (a) of a certain Financing Agreement of even date herewith between Mortgagor and Shell, under which Mortgagor may become indebted to Shell for future

advances up to a total sum not exceeding Sixty Thousand and no/100 -----

Dollars (\$ 60,000.00 ), or (b) of a certain Promissory Note of even date herewith,

in the principal sum of Sixty Thousand and no/100 ----- Dollars

(\$ 60,000.00 ), if and when such Promissory Note supersedes said Financing

Agreement and Mortgagor's indebtedness, if any, thereunder; and if Mortgagor shall fully perform and observe all of the covenants and conditions of this Mortgage, then this Mortgage shall be void; otherwise it shall remain in full force and effect.

(CONTINUED ON NEXT PAGE)

Handwritten notes and signatures at the bottom of the page, including "Shell Oil Company" and "S.W.G.".