

Dec 16 11:20 AM '71
 OLLIE FARNSWORTH
 R. M. C.

REAL PROPERTY MORTGAGE
 (Without Power of Sale)

THIS IS A MORTGAGE dated December 16, 1971 between

Robert E. Scott of Scott's Belle Meade Shell Service Center 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").

IN CONSIDERATION, and to secure payment, of Mortgagor's indebtedness herein described, and Mortgagor's performance and observance of the covenants and conditions of this Mortgage, Mortgagor hereby grants, bargains, sells, conveys and mortgages to Shell the following described premises situated in _____, _____, County of Greenville, State of South Carolina:

ALL that lot of land in the county of Greenville, state of South Carolina, known and designated as Lot No. 13 on plat of Piedmont Park recorded in plat book F at page 290 of the RMC Office for Greenville County, S.C., and having according to said plat and a recent survey made by Campbell & Clarkson, Surveyors, the following metes and bounds, courses and distances to-wit:

BEGINNING at an iron pin on the east side of Maplecroft Drive (formerly Maple Drive); the joint front corner of Lots Nos. 13 & 14; thence with the joint line of said Lots S. 83-25 E. 168.1 feet to an iron pin; thence S. 6-38 W. 79.5 feet to an iron pin; thence S. 83-22 E. 61.1 feet to an iron pin; thence S. 6-42 W. 20.4 feet to an iron pin; thence N. 83-25 W. 229 feet to an iron pin on the east side of Maplecroft Drive; thence with the east side of said street N. 6-35 E. 100 feet to the beginning corner.

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

TO HAVE AND TO HOLD the same unto Shell and its successors and assigns forever;

PROVIDED, HOWEVER, and this Mortgage is upon the express conditions, that: (a) if Mortgagor promptly and fully pays Mortgagor's indebtedness to Shell under and as provided in (1) the Financing Agreement of even date herewith between Shell and Mortgagor, under which Mortgagor may become indebted to Shell for future advances

up to a total sum not exceeding Five Thousand and no/100

Dollars (\$ 5,000.00), or (2) the Promissory Note of even date herewith by

Mortgagor to Shell for the principal sum of Fourteen Thousand Eight Hundred Ninety

Five and no/100 Dollars (\$14,895.00), if and when that Promissory Note supersedes the Financing Agreement and Mortgagor's indebtedness (if any) thereunder; as well as any indebtedness of Mortgagor to Shell arising under this Mortgage (all herein collectively called "Secured Debt"); and (b) if Mortgagor fully performs and observes all of the covenants and conditions of this Mortgage: then this Mortgage shall be void; but otherwise it shall remain in full force and effect.