

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, the said SOUTHEASTERN PETROLEUM SALES CORPORATION, a Delaware Corporation authorized to do business in the State of South Carolina, (Hereinafter also styled the Mortgagor) in and by that certain Note or obligation bearing even date herewith, stand firmly held and bound unto REPUBLIC NATIONAL BANK OF DALLAS, a national banking association, having its principal offices in Dallas, Texas, (Hereinafter also styled the Mortgagee) in the principal sum of Two Million Four Hundred Sixty-Five Thousand and No/100 Dollars (\$2,465,000.00), conditioned for the payment in lawful money of the United States of America of the full and just sum of Two Million Four Hundred Sixty-Five Thousand and No/100 Dollars (\$2,465,000.00), as in and by the said Note and conditions thereof, reference thereunto had will more fully appear.

NOW, KNOW ALL MEN, that the said Mortgagor in consideration of the said debt, and for the better securing the payment thereof, according to the conditions of the said Note; which with all its provisions is hereby made a part hereof; and also in consideration of Three Dollars to the said mortgagor in hand well and truly paid, by the said mortgagee, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Mortgagee; all those certain lots, tracts or parcels of land more particularly described in Exhibit A attached hereto and made a part hereof.

TOGETHER with and singular the rights, members, hereditaments and appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said Premises unto the said Mortgagee, its heirs, its successors and assigns forever.

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