

POINSETTE HWY & E. PERRY RD.  
GREENVILLE, SOUTH CAROLINA  
GREENVILLE, S.C.

SOUTH CAROLINA

FORM 28051

NOV 20 10 39 AM '80

DONALD W. WILKINS  
H.C.

MORTGAGE

THIS INDENTURE, made this 17<sup>th</sup> day of November, 1980, between

GLOBE OIL COMPANY, U.S.A., a Georgia corporation, P. O. Box 47546, Doraville, Georgia 30362, hereinafter called "MORTGAGOR", and MARATHON FINANCE COMPANY, a Delaware corporation of 539 South Main Street, Findlay, Ohio, hereinafter called "FINANCE COMPANY":

WITNESSETH, That said Mortgagor is indebted to Finance Company as evidenced by a certain Promissory Note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of \_\_\_\_\_

---Three Hundred Twenty-four Thousand Five Hundred and No/100---

Dollars

and one-

(\$324,500.00--), with interest from date at the rate of Twelve / half per cent (12.5 %) per annum until paid, said principal and interest being payable at the office of Finance Company in Findlay, Ohio, or at such other place

as the holder of the Note may designate in writing delivered or mailed to the Mortgagor, in One hundred eighty

(-180-) equal, successive monthly installments of Three Thousand Nine Hundred Ninety-nine and 53/100 Dollars

(\$3,999.53-- ) each, commencing on the 1st day of December, 1980, and the remaining installments on the same day of each month thereafter until said principal together with interest is fully paid; provided, however, that in regard to any given payment, interest on the unpaid principal shall first be deducted from said payment.

NOW, KNOW ALL MEN, that the Mortgagor in consideration of the aforesaid debt and for better securing the payment thereof to Finance Company, and also in consideration of the further sum of Three and no/100 Dollars (\$3.00) to the Mortgagor in hand well and truly paid by Finance Company at and before the sealing and delivery of these presents, the receipt which is hereby acknowledged, has granted, bargained, sold, assigned and released, and by these presents does grant, bargain, sell, assign, and release unto Finance Company, its successors and assigns, the following described

property situated in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land in Paris Mountain Township, Greenville County, State of South Carolina, on the Eastern side of the New Buncombe Road and containing 0.529 acres, more or less, and having according to a plat of property of Esso Standard Oil Company, prepared by Pickell & Pickell, Engineers, dated August 2, 1957 and recorded in Plat Book NN, page 163, Office of the R. M. C. for Greenville County, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of the New Buncombe Road at the corner of property now or formerly of Paul Miller (said Paul Miller also being known as J. P. Miller, one of the grantors herein) and running thence N. 55-16 E. 150 feet to an iron pin at the corner of Paul Miller property and E. H. Batson property; thence along line of E. H. Batson property S. 26-33 E. 142.5 feet to an iron pin on the Northern side of a proposed 22 foot street; thence along the Northern side of said proposed 22 foot street, S. 42-30 W. 150 feet to an iron pin on the Eastern side of the New Buncombe Road, and running thence along the arc of the 1-58 curvature of this right-of-way line, the tie chord running N. 29-18 W. 175 feet to an iron pin, the point of beginning.

Being the same land as described in that certain Warranty Deed dated September 26, 1957, between J. P. Miller, et al., Grantors, and Esso Standard Oil Company, Grantee, recorded in Volume 556, Page 532, of the Deed records of Greenville County, South Carolina.

SAVE AND EXCEPT all that certain parcel of land situated in Paris Mountain Township, Greenville County, State of South Carolina, more fully described as follows:

BEGINNING at an iron pin on the eastern right-of-way line of New Buncombe Road, said iron pin marking the southern most corner of the property of Esso Standard Oil Company as purchased from J. P. Miller, et al., and as shown on a map hereinafter described, and running thence with the right-of-way of New Buncombe Road N. 29 degrees 18 minutes West 10.53 feet to a point; thence, N. 42 degrees 30 minutes East 150.41 feet to a point on the rear line of the property as shown on the aforesaid map; thence, with said rear line S. 26 degrees 33 minutes East 10.71 feet to an iron located at the eastern most corner of said Esso Standard Oil Company property; thence, S. 42 degrees 30 minutes West 150.00 feet to the point of beginning.

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