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STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } R.M.C.

MORTGAGE OF REAL ESTATE  
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LUCAS DISTRIBUTING CO., INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto  
PHILLIP D. LUCAS AND JEAN H. LUCAS

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Forty Six Thousand and No/100 ----- Dollars (\$ 46,000.00 ) due and payable  
as follows:

- A. Six Thousand (\$6,000.00) Dollars 90 days from date without interest;
- B. The balance of Forty Thousand (\$40,000.00) Dollars payable in the following manner: Five Thousand (\$5,000.00) Dollars semi-annually from date with interest thereon from date at the rate of 15 per centum per annum, to be paid: semi-annually, until paid in full.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing one acre, more or less, as shown on plat entitled "Property of PHILLIP D. LUCAS" dated October 6, 1967, prepared by Jones Engineering Services, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book WV at Page 45, and having according to said plat the following metes and bounds:

BEGINNING at a point on the western side of Parkins Mill Road at the easternmost corner of property now or formerly owned by W.T. Cassel, Jr. (Presently occupied by Southeastern Freight Lines) and running thence with the line of said property S.28-00 W.350 feet to a point; thence S.62-00 E. 75 feet to a point; thence N.60-13 E.257.4 feet to a point on the western side of Parkins Mill Road; thence with the western side of Parkins Mill Road N.26-00 W.85 feet to a point; N.30-12 W.85 feet to a point and N.34-20 W.80 feet to the point of beginning.

*Derived from a deed from Phillip D. & Jean H. Lucas to Lucas Dist. Co., Inc. dated 3/8/82, recorded and BK. 1163, p. 661.*

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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