

Mortgagee's Mailing Address: GREENVILLE College Street, Greenville, S.C. 29601

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BOOK 1530 PAGE 495

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

DONNIE S. W. FLEXY  
R.H.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

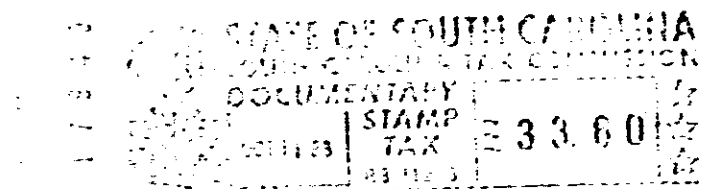
WHEREAS, SPINX OIL COMPANY, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto PATRICK H. GRAYSON, JR. AS TRUSTEE FOR AMERICAN LEPROSY MISSIONS, INC.

(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 Eighty-Four Thousand and No/100-----

----- Dollars (\$ 84,000.00 ) due and payable

according to the terms of the Note of even date executed simultaneously herewith



with interest thereon from date at the rate of Prime+1% per centum per annum, to be paid: quarterly.

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,

ALL that certain piece, parcel or tract of land situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Tract B, containing 22,000 square feet, shown on a survey for Spinx Oil Co., Inc. prepared by Freeland and Associates, Engineers and Land Surveyors, dated September 16, 1983, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron nail on the western side of Haywood Road, which iron pin is located 76.97 feet, more or less, from its intersection with Pelham Road, and running thence with the western side of Haywood Road S. 7-30 E. 100.0 feet to an iron pin at the corner of property now or formerly of Tarleton-Tankersley; and running thence along the line of said property N. 86-43 W. 246.02 feet to an iron pin; running thence N. 0-28 E. 85.54 feet to an iron nail at the corner of Tract C; running thence along the lines of Tracts C and A S. 89-53 E. 231.88 feet to the POINT OF BEGINNING.

ALSO, CONVEYED is the non-exclusive easement having a uniform width of 15 feet adjacent to and abutting the southern line of the above described property along its length of 246.02 feet.

SUBJECT, HOWEVER, to the non-exclusive easements of ingress and egress over the above described property reserved in the deed of H. Harold Tarleton and Ladson D. Tankersley to Liberty Life Insurance Company recorded in the R.M.C. Office for Greenville County in Deed Book 1115 at Page 963, said easements being 25 feet in width along the western line and 15 feet along the southern line of the above described property.

This is the identical property conveyed to the Mortgagor herein by the Mortgagee herein by deed of even date to be recorded simultaneously herewith.

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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