

THIS MORTGAGE is made this 28th day of August 1984, between the Mortgagor, McCORKLE OIL COMPANY, INC. (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of EIGHTY-FOUR THOUSAND AND NO/100 (\$84,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 28, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 28, 1989.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL that lot of land in Greenville County, South Carolina, described as follows:

BEGINNING at an iron pin in the southern right-of-way line of S. C. Highway #291, the northwest corner of property of Wm. R. Timmons, Jr., and W. T. Patrick, as shown on plat showing a portion of the Harold Johnson property, Greenville County, S. C., made September, 1958, by R. K. Campbell, Registered Land Surveyor, and running thence S. 87-50 E., a distance of 318.2 feet to an iron pin; thence S. 10-00 W., a distance of 71.3 feet to an iron pin in the northern right-of-way line of the Piedmont and Northern Railway Co.; thence S. 61-50 W., along said right-of-way line of Piedmont and Northern Railway Co., a distance of 447.3 feet to an iron pin; thence N. 23-54 W., a distance of 83.0 feet to a point; thence N. 61-50 E., a distance of 140.0 feet to a point; thence N. 19-39 W., a distance of 140.0 feet to a point in the southern right-of-way line of S. C. Highway #291; thence N. 66-06 E., along said right-of-way line of S. C. Highway #291, a distance of 50.0 feet to the point of beginning.

ALSO: ALL that lot of land in Greenville County, South Carolina, described as follows:

BEGINNING at a point in the southern right-of-way line of S. C. Highway #291, said point being S. 66-06 W., a distance of 50.0 feet from the northwest corner of property of Wm. R. Timmons, Jr., and W. T. Patrick as shown on plat showing a portion of the Harold Johnson property, made September, 1958, by R. K. Campbell, Registered Land Surveyor, and running thence S. 66-06 W. along said right-of-way line of S. C. Highway #291 a distance of 150.0 feet to an iron pin; thence S. 23-54 E., a distance of 150.0 feet to a point; thence N. 61-50 E., 140.0 feet to a point; thence N. 19-39 W., a distance of 140.0 feet to the point of beginning.

This being the same property conveyed to Mortgagor by deeds from Harold Johnson dated January 23, 1959, and recorded in the R.M.C. Office for Greenville County, S. C., in Deed Book 615 at Pages 213 and 214 on January 23, 1959.

which has the address of 2551 N. Pleasantburg Drive Greenville South Carolina 29607 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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