

MAR 13 1 45 PM 1965

BOOK 989 PAGE 113

MORTGAGE

GREENVILLE SOUTH  
R.M.C.

THIS INDENTURE OF MORTGAGE, made as of the first day of February, 1965, by REPROCO, INC., a Delaware corporation, having an office at 129 South State Street, Dover, Delaware, (hereinafter called the "Company"), as Mortgagor, and BANKERS TRUST COMPANY, a New York corporation, having its office and post office address at 16 Wall Street, New York, New York, 10016, and J. C. KENNEDY, residing at 73 Gates Avenue, Montclair, New Jersey, as Trustees under a certain Trust Indenture (hereinafter called the "Indenture") dated as of February 1, 1965, from the Company, as Trustor, as Mortgagees, said Trustees being hereinafter called the "Mortgagees",

WITNESSETH:

WHEREAS, the Company has executed and delivered to Mortgagees a certain Promissory Note (hereinafter called the "Note"), in the amount of \$ 83,792.00, payable on July 1, 1990, together with interest thereon at the rate of 6% per annum from maturity;

WHEREAS, the Company is desirous of securing prompt payment of the Note in accordance with the terms and conditions thereof, as well as any additional indebtedness accruing to the Mortgagee on account of payments or expenditures made by the Mortgagor as herein provided;

NOW, THEREFORE, in consideration of the premises and of the sum of One Dollar (\$1.00) to the undersigned Company in hand paid by the Mortgagees, the receipt whereof is hereby acknowledged, and for the purpose of securing prompt payment of the indebtedness hereinabove mentioned as the same becomes due and other valuable considerations, the Company does hereby grant, bargain, sell, assign, convey, mortgage and warrant unto the Mortgagees (in the case of Bankers Trust Company, only to the extent of its legal qualification and capacity under the laws of the state where the following described real property is situated to receive and hold property therein for the purposes hereof) the following described real property to wit: Greenville County, South Carolina

SS 20477 DS  
Greenville, S.C.

All that piece, parcel or lot of land situate, lying and being on the eastern side of South Carolina Highway No. 291 (Pleasantburg Drive), and being more particularly described according to plat prepared for Phillips Petroleum Company by Carolina Engineering & Surveying Co. dated June 28, 1963, as follows:

BEGINNING at an iron pin on the eastern side of S.C. Highway No. 291 (Pleasantburg Drive) the front corner with lands of Vandiver and Sullivan and running thence N 83 35 E 175 feet to a point; thence S 5 19 E 200 feet to a point on the northern side of a proposed 50 feet street; thence with the northern side of said street S 83 35 W 141.8 feet to an iron pin at the intersection of said street with Pleasantburg Drive; thence with said intersection N 51 32 W 42.5 feet to an iron pin; thence with the eastern side of S. C. Highway 291 N 6 41 W 70.1 feet to an iron pin; thence continuing with the eastern side of said highway N 5 45 W 100 feet to an iron pin; the point of BEGINNING.

being the same property conveyed to the Company by Phillips Petroleum Company, by Deed dated February 1, 1965 together with all tenements, hereditaments and appurtenances now or hereafter belonging or appertaining thereto, all rents, issues and profits of the above-described property and all buildings and improvements now or hereafter located on or attached to or used in connection with said premises, including, without limitation, storage tanks, automobile hoists, dispensing pumps, air compressors and motors, lubricating equipment (pressure or otherwise), light poles, and/or other items of equipment which are used in connection with said premises as a service station and/or bulk station location, and any substitutions therefor or replacements thereof, all of which are and shall be deemed to be fixtures and a part of the realty and are a portion of the security for the indebtedness herein mentioned

FOR SATISFACTION TO THIS MORTGAGE SEE  
DEED  
SATISFACTION BOOK 1054 PAGE 317

SATISFIED AND CANCELLED OF RECORD  
5th DAY OF April 19 77  
Bonnie S. Tankersley  
R. M. C. FOR GREENVILLE COUNTY  
AT 12:17 O'CLOCK P M. NO. 26859