

State of South Carolina

County of Greenville

Mortgage of Real Estate



VOL 1673 PAGE 727

THIS MORTGAGE made this 19th day of June, 1984

by Fred H. Wood Oil Company, Inc.

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is North Weston Street, Fountain Inn, SC 29644

WITNESSETH:

THAT WHEREAS, Fred H. Wood Oil Company, Inc. is indebted to Mortgagee in the maximum principal sum of Sixty-five Thousand Five Hundred and No/100--- Dollars (\$ 65,500.00) Which indebtedness is evidenced by the Note of Fred H. Wood Oil Company, Inc. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of 6-22-88 which is 4 years after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 65,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that certain piece, parcel or lot of land situate, lying and being in Fairview Township, approximately one mile west of Fountain Inn, South Carolina, County of Greenville, State of South Carolina, according to a survey of property of Esso Standard Oil Company, made by Pickell & Pickell, Engineers, dated June 28, 1957, and recorded in the office of the R.M.C. for Greenville County in Plat Book NN, page 161, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint corner now or formerly of W. D. Edwards Estate property and the right-of-way line of the South Carolina State Highway Department and running thence along said right-of-way line, S. 88-44 W., 27 feet to an iron pin; thence S. 85-51 W., 50 feet to an iron pin; thence S. 82-07 W., 50 feet to an iron pin; thence S. 80-15 W., 56.96 feet to an iron pin; thence N. 77-15 W., 92.4 feet to an iron pin; thence N. 54-45 W., 123.64 feet to the corner of said right-of-way and property now or formerly of Berry Woods; thence along the line of property now or formerly of Berry Woods, N. 35-15 E., 595.40 feet to an iron pin at the joint corner of property of said Berry Woods and W. D. Edwards Est.; thence along property of said W. D. Edwards Est., S. 3-05 E. 558.00 feet to an iron pin, the point of beginning.

LESS AND EXCEPT:

Beginning at a point in the southeastern corner of property now or formerly owned by Berry Woods, said point being on the northeastern R/W line of a frontage road of U.S. Highway #276 run N. 35-15 E., 595.4 feet along said Berry Woods southeastern property line to a point; thence S. 03-05 E., 433.0 feet to a point on the northeastern corner of property retained by Exxon Corporation; thence N. 71-00 W., 205.0 along a new northern line of property retained by Exxon Corporation to a point; thence S. 44-20-30 W., 200.92 feet along a new northeastern line of property retained by Exxon Corporation to a point on the said R/W line of U.S. Highway #276; thence N. 54-45 W., 40.0 feet along said R/W line of U.S. Highway #276 to the point of beginning.

This being the same property conveyed to the mortgagor herein by deed of Exxon Corporation dated May 31, 1984 to be recorded herewith.

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STATE OF SOUTH CAROLINA DOCUMENTARY STAMP TAX \$ 00.75

STATE OF SOUTH CAROLINA SOUTH CAROLINA TAX COMMISSION DOCUMENTARY STAMP TAX \$ 26.00

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto):