

EXHIBIT A

MORTGAGE FROM L. S. SPINKS A/K/A L. STEWART SPINKS AND JOHN P. ACKER TO
BANKERS TRUST OF SOUTH CAROLINA

1. John P. Acker joins in the execution of this mortgage solely for the purpose of subjecting the fee interest in Parcel No. 1 described herein to the lien of this mortgage and has no liability for the payment of the indebtedness secured except for his interest in the property.
2. It is understood and agreed that any default under the terms and conditions of those certain mortgages set forth hereinbelow shall constitute an act of default under the within mortgage, and any default under the within mortgage shall constitute an act of default under the mortgages set forth hereinbelow so that the holder of any of such mortgages shall be entitled to accelerate the maturity of the indebtedness secured thereby and exercise all rights and remedies set forth therein:
 - A. Mortgage given by L. Stewart Spinks to Bankers Trust of South Carolina dated January 6, 1982, recorded in the Office of the Clerk of Court for Anderson County in Mortgage Book 611, at page 981.
 - B. Mortgage given by Spinx Oil Company, Inc., to Bankers Trust of South Carolina, dated December 6, 1982, recorded in the RMC Office for Greenville County in Mortgage Book 1561, at page 143.
 - C. Mortgage given by Spinx Oil Company, Inc. to Bankers Trust of South Carolina, dated October 20, 1982, recorded in the RMC Office for Greenville County in Mortgage Book 1521, at page 322.

DERIVATION FOR PARCEL 1:

This is a portion of the property conveyed to John P. Acker by deed of James F. Acker, Jr., dated May 31, 1982, and recorded in the RMC Office for Greenville County, in Deed Book 1168, at page 79, on June 4, 1982.

DERIVATION FOR PARCEL 2:

This is the property conveyed to L. S. Spinks by deed of B. W. Bruce dated July 13, 1978, and recorded in the RMC Office for Greenville County in Deed Book 1084, at page 101, on July 28, 1978.

RECORDED MAR 1 1983
at 4:37 P.M.

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0.28

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