

State of South Carolina FILED
GREENVILLE S.C)
County of GREENVILLE)
AUG 31 3 56 PM '83)
DONNIE W. WINSLEY
R.M.C.

Mortgage of Real Estate 1923 PAGE 673

THIS MORTGAGE is dated August 31, 1983

THE "MORTGAGOR" referred to in this Mortgage is Spinx Oil Company, Inc.

THE "MORTGAGEE" is BANKERS TRUST OF SOUTH CAROLINA, whose address is P. O. Box 608,
Greenville, South Carolina 29602

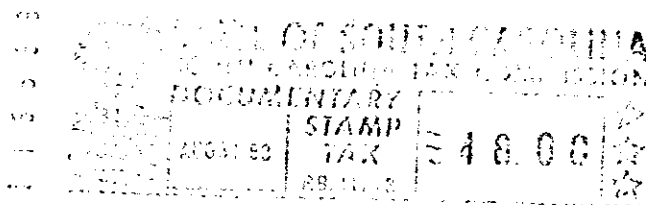
THE "NOTE" is a note from Spinx Oil Company, Inc.
to Mortgagee in the amount of \$120,000.00, dated August, 1983. The
Note and any documents renewing, extending or modifying it and any notes evidencing future
advances are all referred to as the "Note" and are considered to be a part of this Mortgage. The
final maturity of the Note is on demand, 19 . The amount of debt secured by
this Mortgage, including the outstanding amount of the Note and all Future Advances under
paragraph 13 below, shall at no time exceed \$120,000.00, plus interest, attorneys' fees, and
court costs incurred in collection of amounts due hereunder, and Expenditures by Mortgagee under
paragraph 5 below. Interest under the Note will be deferred, accrued or capitalized, but Mortgagee
shall not be required to defer, accrue or capitalize any interest except as provided in the Note.

THIS MORTGAGE is given to secure to Mortgagee the repayment of the following amounts, with interest:
(a) the indebtedness evidenced by the Note; (b) any Future Advances made under paragraph 13 below; (c)
Expenditures by Mortgagee under paragraph 5 below; and (d) attorneys' fees, court costs and other amounts
which may be due under the Note and this Mortgage. In consideration of the above indebtedness and for other
valuable consideration which Mortgagor acknowledges receiving, Mortgagor does hereby mortgage, grant and
convey to Mortgagee, its successors and assigns, the following described property:

All that piece, parcel or lot of land situate, lying and being at the intersection of
U. S. Highway No. 29 and Buncombe Road (S-136), in the County of Greenville, State of
South Carolina, being shown and designated on a plat entitled "Survey for L. S. Spinks",
prepared by Carolina Surveying Co., dated July 13, 1983, and having, according to said
plat, the following metes and bounds:

BEGINNING at a concrete marker on the southern edge of the right of way of U. S. Highway
No. 29, at the southeastern corner of its intersection with Buncombe Road (S-136), and
running thence with the southern edge of the right of way of U. S. Highway No. 29
N. 68-30 E. 200 feet to an iron pin in the line of property now or formerly of R. C.
Padgett, et al.; thence with the line of Padgett S. 26-55 E. 200 feet to an iron pin
in the line of property now or formerly of J. D. Miller, et al.; thence with the line
of Miller S. 68-30 W. 200 feet to an iron pin on the eastern edge of the right of way
of Buncombe Road; thence with the eastern edge of the right of way of Buncombe Road
N. 26-55 W. 200 feet to the point of beginning.

This is the identical property conveyed to the Mortgagor herein by deed of Reiproco,
Inc., dated June 17, 1983, and recorded in the RMC Office for Greenville County,
South Carolina, in Deed Book 1195, at page 454, on Aug 31, 1983.



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);