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bank, if the mortgagee shall have purchased same, shall at the option of the mortgagee become due after default in the payment of mortgagee's advances when due, or of any installments provided for in the said note; or after default in the payment of any tax or assessment for thirty (30) days after notice and demand, or after default in the performance of any of the covenants or agreements in said lease, or said building loan agreement contained on obligor's part to be performed.

IT IS FURTHER EXPRESSLY AGREED That in the event the mortgagee is required, under the provisions of Section 17 of the said lease agreement, to purchase the said note, then and in that event mortgagee may at its option, within thirty (30) days thereafter, declare the said note and the entire indebtedness secured hereby due, and immediately payable.

All of the covenants and agreements made by said mortgagor under said lease, and in said promissory note, and said building loan agreement, are hereby made a part of this instrument:

as in and by the said Bond and conditions thereof, reference there unto had will more fully appear.

NOW, KNOW ALL MEN, That I, the said _____
MRS. FANNIE G. GWINN, in consideration of the said debt, and for the better securing the payment thereof, and the performance of the mortgagor's obligations thereunder, according to the conditions of the said Bond, which with all its provisions is hereby made a part hereof; and also in consideration of Three Dollars to the said mortgagor in hand well and truly paid by the said mortgagee, at and before the sealing and delivery of these Presents, the receipt whereof is hereby acknowledged, have granted bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said GULF OIL CORPORATION, its successors and assigns:

All that piece, parcel or lot of land in Greenville County, State of South Carolina, just outside of the City Limits of the City of Greenville, at the southwest intersection of the Camp Rd. (Rutherford Rd.) and South Carolina Hwy. 291, and having, according to a plat made by Dalton & Neves, February, 1956, entitled "Property of Fannie G. Gwinn Near Greenville, S.C.", the following metes and bounds, to-wit: