

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, R. KENNETH COBB AND ROY S. COBB Individually, and D/B/A FRIENDLY OIL COMPANY (hereinafter referred to as Mortgagor) is well and truly indebted unto COLONIAL OIL INDUSTRIES, INC., a Georgia Corporation

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of NINE THOUSAND AND NO ONE-HUNDREDTHS----- Dollars (\$ 9,000.00) due and payable

in equal monthly payments of \$100.00, first applied to interest and balance to principal, beginning on September 15, 1965, and \$100.00 on the 15th day of each month thereafter until paid in full, with the right to anticipate payments in any amount before maturity,

with interest thereon from date at the rate of Six per centum per annum, to be paid: Monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Grove Township, on the eastern side of State Highway No. 20 shown as Lots Nos. 1, 2, 3 and 4 on a plat of property of The Friendly Oil Company prepared by C. O. Riddle, R.L.S., March 22, 1965, the same being recorded in the R. M. C. Office for Greenville County in Plat Book KKK at Page 89 and having according to said plat the following courses and distances, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots Nos. 4 and 5, and running thence N. 88-53 E. 125 feet to an iron pin; thence S. 3-42 E. 50.05 feet to an iron pin; thence N. 88-54 E. 67.5 feet to an iron pin; thence S. 1-06 E. 185.3 feet to an iron pin on the northern side of a state road leading to the Estes Plant; thence along the northern side of said Road S. 82-36 W. 142.9 feet to an iron pin in the right-of-way line of State Highway No. 20; thence along said Highway N. 14-00 W. 100.65 feet to an iron pin; thence still along said Highway N. 12-16 W. 155.9 feet to the point of beginning.

As additional security for the aforesaid debt, the following chattels and equipment are hereby conveyed and granted to Colonial Oil Industries, Inc. under the terms and conditions of this instrument:

- 4 - A. O. Smith fuel oil meters (new) 100 gals. per min.
- 3 - Gorman pumps and loading assembly
- 2 - 500 gal. tankwagons (with pumps and meters (Both 1949 F3 Fords)
- 2 - Heavy duty floor-type truck jacks
- 1 - Air compressor (2 hp.)
- 2 - A. O. Smith fuel oil meters (used) 100 gals. per min.

All fuel oil and gasoline storage tanks (about 51,300 gallons) above and below ground, located at Anderson Road site and Piedmont Highway site.

It is understood that this mortgage shall cover any replacements hereafter purchased to replace the above chattels and equipment.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber, the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The debt to secure which the within deed to to secure debt was given having been satisfied, said deed is hereby cancelled and the Clerk of the Superior Court of Greenville County, South Carolina, is hereby authorized and instructed to enter this cancellation and mark said deed satisfied on the records of said County.

*Witness the hand and seal of the undersigned this 14th day of June 1968. Colonial Oil Industries Inc.
By F. S. Royle Jr.
Executed in the presence of
William E. Thomas
B. Herbert Gaffin Jr.*



SATISFIED AND CANCELLED OF RECORD
17. DAY OF June 1968
Oliver Farnsworth
R. M. C. REGISTRAR - GREENVILLE COUNTY, S. C.
12-66

NO. 32412