

distance of one hundred sixty-five and six-hundredths (165.06) feet, more or less, to an iron pin; thence turning and running N. 26-45 W. one hundred twenty-five (125) feet, more or less, to an iron pin; thence turning and running N. 57-34 E. one hundred sixty-five (165) feet, more or less, to an iron pin; thence turning and running S. 26-45 E. one hundred twenty-five (125) feet, more or less, to an iron pin at the right of way of Forest Drive and the point of Beginning.

Being the same property conveyed to Spartan Petroleum Company, Inc., by deed of Sun Oil Company of Pennsylvania dated July 14, 1976, recorded in Deed Book D-392, Page 217, Richland County, South Carolina.

SPARTANBURG COUNTY

All that lot or parcel of land in Spartanburg County, State of South Carolina, lying at or near the south-westerly corner of Highway I-85 and S. C. Highway 65, and being more particularly described as follows: BEGINNING at an iron pin at the southerly right of way line of a frontage or access road, corner with Piedmont Natural Gas Company property, and running thence (1) S. 60-51 E. 203.1 feet, more or less, to an iron pin in line of land now or formerly of Duke Power Company; thence (2) along said line of land of Duke Power Company S. 65-50 W. 206.2 feet, more or less, to an iron pipe; thence (3) N. 46-14 W. 159.2 feet, more or less, to an iron pipe in said right of way line of frontage or access road; and thence (4) along said right of way line of frontage or access road along a curve to the right, having a radius of 524 feet, the arc distance of 146 feet (the chord bearing and distance of said arc being N. 59-47 E. 145.45 feet) more or less, to the place of BEGINNING

Begin the same property conveyed to Spartan Petroleum Company, Inc., by deed of Atlantic Richfield Company, dated July 25, 1973, and recorded in Deed Book 41-G, Page 103, R.M.C. Office for Spartanburg County, S. C.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said First National Bank of South Carolina, its Successors and Assigns forever.

AND the said SPARTAN PETROLEUM COMPANY, INC., does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said First National Bank of South Carolina, its Successors and Assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof.

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor, its successors or assigns, shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than insurable value in such Company as shall be approved by the Mortgagee,