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JAN 5 1960

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REAL ESTATE AND CHANCEL MORTGAGE

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JAN 5 1960

STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE) SS.

WHEREAS, GREER GAS & AFFILIANCE COMPANY, INC.

hereinafter called the "Mortgagor," whether one or more, is indebted to PHILLIPS PETROLEUM COMPANY, a Delaware corporation having an office at Bartlesville, Oklahoma, hereinafter called the "Mortgagee," as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of \$ 6,000.00 with interest at the rate of six per cent per annum on the declining balance, the same being payable as follows:

The sum of \$122.17 on the 15th day of the months of February, March, October, November, December and January of each year commencing on the 15th day of February, 1960; and the sum of \$61.06 on the 15th day of the months of April, May, June, July, August and September of each year commencing with the 15th day of April, 1960; and on January 15, 1965 a final payment of the unpaid principal balance with interest to that date.

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of this debt, for better securing the payment thereof to the Mortgagee and for securing all other indebtedness now or hereafter owing by Mortgagor to Mortgagee, whether represented by notes, accounts receivable, trade acceptances, rentals or otherwise, and whether created by future cash advancements, delivery of property or otherwise, and also in consideration of the further sum of \$3.00 to the Mortgagor in hand paid by the Mortgagee, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, assign and release unto the Mortgagee, its successors and assigns, the following described property situated in the County of Greenville, State of South Carolina, to wit:

All that piece, parcel of lot of land in Chilchirring Township, Greenville County, State of South Carolina, about one and one-half miles West from the Town of Greer, South Carolina, lying on the South side of the Piedmont & Northern Railroad and West from the Buncorbe Road, being a part of the same property that was conveyed to me by deed from the heirs of C. D. King, deceased, and having the following courses and distances, to wit:

Beginning on an iron pin on the South edge of the Right-of-way of the said Piedmont & Northern Railroad and on the line of the I. P. Fee Estate lands, and runs thence with the I. P. Fee Estate line, N 60 - 50' E 881 feet to an iron pin on the said line, new corner; thence N 29 - 30' W 193.4 feet to an iron pin on the South edge of the Right-of-way of the said Piedmont & Northern Railroad; thence with the South edge of the said Right-of-way S 47 - 49' W 503 feet to the beginning corner, containing Two and No/100 (2.00) acres, more or less.

Also a Right-of-way 20 feet in width along with and parallel to the South edge of the said Right-of-way of the said Piedmont & Northern Railroad, the railroad Right-of-way having the following courses and distances, to wit:

Beginning on the iron pin, the Northeast corner of the above described lot, and on the South edge of the said Right-of-way, and runs thence with the South edge of the said Right-of-way; N 47 - 49' E 319.2 feet; N 45 - 39' E 100 feet; N 51 - 25' E 100 feet; N 55 - 13' E 100 feet; N 59 - 19' E 100 feet; N 63 - 31' E 100 feet; N 67 - 43' E 100 feet; N 71 - 55' E 112.6 feet to a point in the center of the Buncorbe Road; thence with the center of the Buncorbe Road, S 33 - 49' E 41.6 feet to a point in the center of the said road; thence N 83 - 25' W 125 feet to a point which is 20 feet South from the South edge of the Right-of-way of the Piedmont & Northern Railroad; thence following the same courses and distances as shown on the Right-of-way line, and parallel thereto, for a total distance of 919 feet, more or less, to intersect the N 29 - 30' W line of the Two Acre Lot at 20.5 feet S 29 - 30' E from the iron pin corner.

Edward, Duggan & Co.

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Greenville

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