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OLLIE F. FANSWORTH
R.M.C. AGREEMENTThis Agreement is made this 27th day of January, 1956.between STATE CAPITAL LIFE INSURANCE COMPANY OF RALEIGH, N. C.

hereinafter referred to as "Lender", and Phillips Petroleum Company, a Delaware corporation with an operating office in Bartlesville, Oklahoma, hereinafter referred to as "Phillips",

W I T N E S S E T H:

WHEREAS, Lender has agreed to make a mortgage loan in the sum of Thirty-Four Thousand and No/100 Dollars (\$ 34,000.00for a period of Twenty (20) years to WEBSTER OIL COMPANY

hereinafter referred to as "Lessor", evidenced by a promissory note in said

amount to be secured by a first mortgage on the following described premises

and property located in Greenville County, South Carolina,

to wit: "All that parcel of land lying and situate in the City of Greenville, South Carolina, bounded on the Northeast side by Markley Street, on the Northwest side by North Calhoun Street, and on the Southeast and Southwest sides by property of J. Henry Sitton, and having the following metes and bounds to wit:

"BEGINNING at a chip in a stone wall on the South side of Markley Street 150.0 feet from the intersection of North Calhoun Street and running S 44-58 W, 175.0 feet to an iron pin; thence N 42-00 W, 150.0 feet to an iron pin on North Calhoun Street; thence with North Calhoun Street N 44-58 E, 175.0' to an iron pin at the intersection of Markley Street; thence with Markley Street S 42-00 E, 150.0 feet to point of beginning. This lot surveyed by Woodward Engineering Company, Inc., Greenville, South Carolina in November 1955 is a portion of that same tract of land surveyed by J. C. Hill, RLS for Greenville County School District 520 in May 1955, and conveyed to J. Henry Sitton by Greenville County School District 520, said deed being recorded in the RMC office of Greenville County, South Carolina in Deed Book 527 Page 5."

together with all improvements and equipment to be created and installed thereon by Lessor, which said mortgage shall be promptly and duly recorded in the mortgage records of said county; said mortgage to be further secured by assignment of lease rentals assigning to Lender the rentals due under a certain Lease Agreement and S. S. Lease covering the same property entered into between Lessor and Phillips, as Lessee, under date ofJanuary 27, 1956; and

WHEREAS, circumstances may arise in the future in which Phillips may under said Lease Agreement cancel the same and the Lender and Lessor