

The State of South Carolina,
COUNTY OF GREENVILLE

MAR 13 3 45 PM 1963

To All Whom These Presents May Concern:

BRUCE OIL CO., INC., JAMES M. BRUCE and MAMIE J. BRUCE SEND GREETING:

Whereas, we, the said Bruce Oil Co., Inc., James M. Bruce and Mamie J. Bruce

hereinafter called the mortgagor(s) in and by our certain promissory note in writing, of even date with these presents, & under Distributor's Agreement made this 11th day of March, 1959, by and between CROWN CENTRAL PETROLEUM CORPORATION,

hereinafter called the mortgagee(s), in the full and just sum of Fifty One Thousand Four Hundred Forty Seven and 44/100 DOLLARS (\$ 51,447.44), to be paid

on or before March 11, 1963, in sixty equal monthly installments of Eight Hundred Fifty Seven and 45/100 (\$857.45) commencing on April 10, 1959, and an equivalent amount on the tenth day of each succeeding month until the balance due hereunder shall have been paid in full.

, with interest thereon from the date hereof at the rate of three (3%) annually percentum per annum, to be computed and paid until paid in full; all interest not paid when due to bear interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) per cent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That we, the said mortgagor(s), in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said mortgagee(s) according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to US, the said mortgagor(s) in hand and truly paid by the said mortgagee(s) at and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said CROWN CENTRAL PETROLEUM CORPORATION, its successors and assigns, forever:

ALL that piece, parcel or lot of land on the Southerly side of Augusta Road (U.S. Highway No. 25) in Gantt Township, Greenville County, State of South Carolina, being the major portion of property of Bruce Oil Co., Inc., as plat of property of James M. Bruce, prepared by Dalton & Neves, Engineers, November, 1954, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southerly side of Augusta Road (U.S. Highway No. 25) at joint corner of properties of Bruce Oil Co., Inc. and property now or formerly of Perry Tripp and thence along said joint line, S. 53-45 E., 330.2 feet to an iron pin; thence N. 66-10 E., 247.9 feet to an iron pin in an unnamed county road; thence N. 59-14 W., 231.5 feet to an iron pin in the said county road; thence continuing N. 44-52 W., 66.4 feet to a point in the said county road; thence S. 45-00 W., 125 feet to a point; thence N. 44-52 W., 125 feet to a point on the Southerly side of the said Augusta Road; thence along said Augusta Road, S. 45-00 W., 100 feet to an iron pin at point of beginning, and including mortgagors rights of ingress and egress to county road.

The above described property is a major portion of the same conveyed by James M. Bruce to Bruce Oil Co., Inc., by deed dated October 17, 1953, recorded in the RMC Office for Greenville County, S.C. in Deed Volume 493, page 414, less

Bruce Oil Co., Inc. & Crown Central Petroleum Corporation.

Distributor's Agreement made March 11, 1959, between Bruce Oil Co., Inc. & Crown Central Petroleum Corporation.

See R. 378-1081

For full information see R. 378-1081 page 414

RECORDED AND CANCELLED BY RMC
DAY OF
H. M. C. FOR GREENVILLE COUNTY
AT 11:00 O'CLOCK P.M. NO. 1742