

thence (1) along the Southerly line of said lands now or formerly of Mr. and Mrs. LaRoy Stanley, South 73 degrees 20 minutes East 374.3 feet to an iron in line of land now or formerly of Guignard; thence (2) partially along said line of land now or formerly of Guignard and partially along line of land now or formerly of Southern Bell Telephone and Telegraph Co. South 20 degrees 17 minutes East 96.8 feet to an iron pin in line of land now or formerly of T. W. Fogle; thence (3) along said line of land now or formerly of T. W. Fogle North 73 degrees 31 minutes West 214.8 feet to an iron at a corner; thence (4) continuing partially along line of land now or formerly of T. W. Fogle and partially along line of land now or formerly of Madeline, David and Evelyn K. Flashman, South 74 degrees 45 minutes West 259.6 feet to an iron in said easterly right of way line of Charleston Highway; and thence (5) along said easterly right of way line of Charleston Highway North 17 degrees 15 minutes East 216.4 feet to the place of BEGINNING.

TOGETHER with the appurtenances and all the estate and rights of the Mortgagor in and to said premises.

TO HAVE AND TO HOLD the said premises unto the said Mortgagee, its Successors and Assigns forever, subject, nevertheless, to the above recited mortgages.

AND the Mortgagor does hereby bind itself, its Successors and Assigns to warrant and forever defend all and singular the said Premises unto The Atlantic Refining Company, its Successors and Assigns, from and against itself and its Successors and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof, subject, however, to the above recited mortgages, and to existing easements and rights of way.

AND IT IS AGREED by and between the parties hereto that the Mortgagor will keep the buildings on the said real estate in good order and condition and will commit no waste.

AND the Mortgagor agrees to insure the improvements on the above described real estate in such sums as the Mortgagee may reasonably require, in a company or companies satisfactory to the Mortgagee, and to keep the same insured from loss or damage by fire and extended coverage; and assign the policy or policies of insurance to the said Mortgagee. In the event the Mortgagor shall at any time fail to do so, then the Mortgagee may cause the same to be insured in its name and reimburse itself for the premium and expense of such insurance under this mortgage with interest; and all such insurance premiums so paid by the Mortgagee shall stand secured by this mortgage.

AND IT IS COVENANTED AND AGREED by and between the parties hereto that the mortgagor shall pay, as the same may become due, all taxes and assessments by whatever authority legally imposed upon the property hereby mortgaged, and in case it shall at any time neglect or fail to do so, then the said Mortgagee or its Agent may pay such taxes