

all costs and expenses incurred by the Mortgagee, its successors or assigns, including a reasonable counsel fee (of not less than ten per cent of the amount involved) shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

PROVIDED, ALWAYS, and it is the true intent and meaning of the parties to these presents, that when the said Mortgagor, its successors, heirs, executors, assigns, or administrators shall pay, or cause to be paid unto the said Mortgagee, its certain attorneys, successors or assigns, the said debt, with the interest thereon, if any shall be due, and also all sums of money paid by the said mortgagee, its successors or assigns, according to the conditions and agreements of the said note, and of this mortgage and shall perform all the obligations according to the true intent and meaning of the said note and mortgage, and the conditions thereunder written, then this Deed of Bargain and Sale shall cease, determine and be void, otherwise it shall remain in full force and virtue.

AND IT IS LASTLY AGREED, by and between the said parties, that the said Mortgagor, its successors and assigns is hereby authorized to hold and enjoy the said premises until default of payment shall be made.

IN WITNESS WHEREOF, SOUTHEASTERN PETROLEUM SALES CORPORATION has caused these presents to be executed by its duly authorized officers, and its corporate seal to be affixed hereunto this 30th day of April, in the year of our Lord one thousand nine hundred and seventy-nine and in the two hundred and third year of the Sovereignty and Independence of the United States of America.

SOUTHEASTERN PETROLEUM SALES CORPORATION

CORPORATE SEAL

By: [Signature]
President

Attest: [Signature]
Secretary

Signed, sealed and delivered in the presence of:

[Signature]
Andrew H. Ernst
[Signature]
W. Brooks Stillwell, III

034