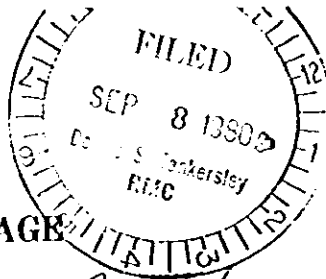


CONSTRUCTION MORTGAGE  
SOUTH CAROLINA

FORM 26051

Poinsette Hwy & E. Perry Rd  
Greenville, South Carolina

MORTGAGE



200-1515 PAGE 1

THIS INDENTURE, made this 27<sup>th</sup> day of August, 1980, between  
GLOBE OIL COMPANY, U.S.A., a Georgia corporation, Doraville, Georgia 30362,  
hereinafter called "MORTGAGOR", and MARATHON FINANCE COMPANY, a Delaware corporation of 539 South  
Main Street, Findlay, Ohio, hereinafter called "FINANCE COMPANY":  
45840

WITNESSETH, That said Mortgagor is indebted to Finance Company 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 \_\_\_\_\_  
---Three Hundred Twenty-four Thousand Five Hundred and no/100--- Dollars

(\$324,500.00), with interest from date at the rate of Twelve, and one-half per cent ( 12.5% ) per annum until  
paid, said principal and interest being payable at the office of Finance Company in Findlay, Ohio, or at such other place

as the holder of the Note may designate in writing delivered or mailed to the Mortgagor, on or before  
August 1, 1981. The proceeds thereof shall be advanced from time to time  
( as requested by maker and interest on such advances shall commence to  
( accrue on the date of each advance. )  
and the principal shall be paid on the same day of each month thereafter and said principal together with interest  
fully paid, provided, however, that in regard to any given payment, interest on the unpaid principal shall first be deducted  
from said payment.

NOW, KNOW ALL MEN, that the Mortgagor in consideration of the aforesaid debt and for better securing the  
payment thereof to Finance Company, and also in consideration of the further sum of Three and no/100 Dollars (\$3.00)  
to the Mortgagor in hand well and truly paid by Finance Company at and before the sealing and delivery of these presents,  
the receipt which is hereby acknowledged, has granted, bargained, sold, assigned and released, and by these presents does  
grant, bargain, sell, assign, and release unto Finance Company, its successors and assigns, the following described

property situated in the County of Greenville, State of South Carolina

All that piece, parcel or lot of land in Paris Mountain Township, Greenville  
County, State of South Carolina, on the Eastern side of the New Buncombe  
Road and containing 0.529 acres, more or less, and having according to a  
plat of property of Esso Standard Oil Company, prepared by Pickell &  
Pickell, Engineers, dated August 2, 1957 and recorded in Plat Book NN,  
page 163, Office of the R. M. C. for Greenville County, the following  
metes and bounds, to-wit:

BEGINNING at an iron pin on the Eastern side of the New Buncombe Road at  
the corner of property now or formerly of Paul Miller (said Paul Miller  
also being known as J. P. Miller, one of the grantors herein) and running  
thence N. 55-16 E. 150 feet to an iron pin at the corner of Paul Miller  
property and E. H. Batson property; thence along line of E. H. Batson  
property S. 26-33 E. 142.5 feet to an iron pin on the Northern side of a  
proposed 22 foot street; thence along the Northern side of said proposed  
22 foot street, S. 42-30 W. 150 feet to an iron pin on the Eastern side  
of the New Buncombe Road, and running thence along the arc of the  
1-58 curvature of this right-of-way line, the tie chord running N. 29-18  
W. 175 feet to an iron pin, the point of beginning.

Being the same land as described in that certain Warranty Deed dated  
September 26, 1957, between J. P. Miller, et al., Grantors, and Esso  
Standard Oil Company, Grantee, recorded in Volume 556, Page 532, of the  
Deed records of Greenville County, South Carolina.

SAVE AND EXCEPT all that certain parcel of land situated in Paris  
Mountain Township, Greenville County, State of South Carolina, more fully  
described as follows:

BEGINNING at an iron pin on the eastern right-of-way line of New Buncombe  
Road, said iron pin marking the southern most corner of the property of  
Esso Standard Oil Company as purchased from J. P. Miller, et al., and as  
shown on a map hereinafter described, and running thence with the right-of-  
way of New Buncombe Road N. 29 degrees 18 minutes West 10.53 feet to a  
point; thence, N. 42 degrees 30 minutes East 150.41 feet to a point on  
the rear line of the property as shown on the aforesaid map; thence, with  
said rear line S. 26 degrees 33 minutes East 10.71 feet to an iron  
located at the eastern most corner of said Esso Standard Oil Company  
property; thence, S. 42 degrees 30 minutes West 150.00 feet to the point  
of beginning.

STATE OF SOUTH CAROLINA  
DOCUMENTARY  
STAMP  
12030  
REVENUE

4328 RV-23