

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

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MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, LORING OIL CO., INC., a corporation organized and having its existence pursuant to the laws of the State of South Carolina, with its principal place of business in Lancaster, South Carolina, hereinafter called "Mortgagor", stands firmly held, bound and indebted unto CITY ICE & FUEL-OIL COMPANY, INC., a corporation organized and having its existence pursuant to the laws of the State of South Carolina, with a place of business in Lancaster, South Carolina, hereinafter called "Mortgagee", in the principal sum of Four Hundred Fifty Thousand Dollars (\$450,000.00), with interest thereon, principal and interest payable as more particularly specified in that certain Demand Promissory Note and Loan and Security Agreement executed by Mortgagor, of even date herewith, a conformed copy of which Promissory Note is attached as Exhibit "A" hereto and made a part hereof.

NOW, KNOW ALL MEN, That Mortgagor, for and in consideration of the payment to Mortgagee of the said principal sum of Four Hundred Fifty Thousand Dollars (\$450,000.00) by Mortgagee, receipt whereof is hereby acknowledged, and for the better securing of the payment of the same by Mortgagor to Mortgagee, with interest, and the performance and observance by Mortgagor of all of the terms, covenants and conditions contained in this Mortgage of Real Estate, in said Loan and Security Agreement and in said Promissory Note, and in consideration of the further sum of Ten Dollars (\$10.00), in hand well and truly paid by Mortgagor unto Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged by Mortgagor, and as additional collateral security for the payment and performance of any indebtedness, obligations, contracts, writings or notes, now or hereafter made and now due or to become due, of Mortgagor to Mortgagee, Mortgagor has granted, bargained, sold, conveyed, aliened, enfeoffed, released and confirmed, and by these presents does grant, bargain, sell, convey, alien, enfeoff, release and confirm unto Mortgagee, its successors and assigns, and gives and agrees that Mortgagee has a lien on and security interest in the real property more particularly described on Exhibit "B", attached hereto and made a part hereof.

TOGETHER with all and singular the buildings, improvements, hereditaments and appurtenances whatsoever, unto any and every of said premises and estates hereby granted and conveyed, belonging and appertaining, and the reversions and remainders, rents, issues and profits thereof, and all the estates, right, title, interest, possession, claim and demand of every nature and kind whatsoever of Mortgagor, as well at law as in equity of, in and to the same;

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