

STATE OF SOUTH CAROLINA

County of Greenville

To All Whom These Presents May Concern:

WHEREAS, Spiro I. Conits and Georgios I. Koniditsiotis

hereinafter called the mortgagor(s), is (are) well and truly indebted to McPherson Realty, Inc., hereinafter called the mortgagee(s).

in the full and just sum of One Hundred Thousand and No/100 (\$100,000.00)

Dollars, in and by a certain promissory note in writing of even date herewith, due and payable as follows:

ACCORDING TO THE TERMS OF THE NOTE EXECUTED SIMULTANEOUSLY HEREWITH

with interest from _____ at the rate of _____ per centum per annum until paid; interest to be computed and paid _____ and if unpaid when due to bear interest at the same rate as principal until paid, and the mortgagor(s) has (have) further promised and agreed to pay ten per cent of the whole amount due for attorney's fee, if said note be collected by an attorney or through legal proceedings of any kind, reference being thereunto had will more fully appear.

NOW, KNOW ALL MEN, That the said mortgagor(s) in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to the mortgagor(s) in hand well and truly paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said mortgagee(s) the following described real property:

ALL that piece, parcel or lot of land situate, lying and being at the southwestern corner of Potomac Avenue (formerly Hassie Drive) and Augusta Road, in the City of Greenville, County of Greenville, State of South Carolina, and known and designated as the property of F. M. McPherson as shown on plat prepared by C. C. Jones, Surveyor, recorded in the R.M.C. Office for Greenville County in Plat Book DD at Page 143, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the southwestern corner of the intersection of Potomac Avenue and Augusta Road, and running thence with the western side of Augusta Road S. 17-07 E. 166 feet to an iron pin; running thence S. 62-58 W. 207.9 feet to an iron pin; running thence N. 28-25 W. 164 feet to an iron pin on the southern side of Potomac Avenue; running thence with the southern side of said Avenue N. 62-58 E. 241.9 feet to an iron pin, point of beginning.

THIS is the identical property conveyed to the Mortgagors herein by deed of the Mortgagee herein by deed recorded simultaneously herewith.

THE Mortgagors herein specifically assign and set over to the Mortgagee herein all of its right, title and interest in certain agreements heretofore made and entered into with Center, Inc., the first being dated January 10, 1961, the second (entitled "Side Agreement") dated July 31, 1961, the third dated October 31, 1966, and the fourth dated August 22, 1961, together with the assignments of leases affecting the property herein conveyed.

