

Post Office Box 8571, Greenville, S.C. 29604

MORTGAGE OF REAL ESTATE - Office of WILLIAM B. JAMES, Attorney at Law, Greenville, S. C.

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STATE OF SOUTH CAROLINA,  
County of Greenville

FILED  
GREENVILLE, S. C.  
APR 11 4 11 PM '81  
DONALD W. BERSLEY  
R.M.C.

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 Two Hundred Forty Thousand and No/100 (\$240,000.00)——

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 tract of land situate, lying and being on the Western  
side of Augusta Road, near the City of Greenville, in the County of Greenville,  
State of South Carolina, and shown on a plat of Property of Fred M. McPherson  
and Thelma H. McPherson as a thirty foot alley and McPherson property, said  
plat being prepared by C. C. Jones Engineers, February, 1964, and, according to  
said plat, has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Augusta Road, at the Southern  
corner of a thirty foot alley, and running thence with the Southern side of  
said alley S. 64-30 W. 205 feet, more or less, to an iron pin; running thence  
S. 28-25 E. 105.1 feet to an iron pin on the Southern side of a leased area from  
others; running thence with said leased area N. 64-30 W. 259 feet to an iron  
pin on the Western side of Augusta Road; running thence with the Western side  
of said Road S. 3-30 E. 91.9 feet to an iron pin on the Northern edge of the  
thirty foot alley; running thence S. 2-27 E. 32.6 feet to an iron pin, point  
of beginning.

The Mortgagor herein specifically assigns and sets 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 a Lease to Fotomat  
Corp.

This is the identical property conveyed to the Mortgagors herein by the Mortgagee  
herein by Deed to be recorded simultaneously herewith.

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