

YOUNTS & SPENCE

142-C-3M-1-27-MORTGAGE OF REAL ESTATE—By a Corporation—W. A. Seybt & Co.—Office Supplies, Greenville, S. C.

GREENVILLE CO. S.C.

The State of South Carolina

County of GREENVILLE

BOOK 954 PAGE 205

APR 2 11 42 AM 1964

COLLIERE & WORTH R.M.C.C.

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, the said AMERICAN SECURITY INVESTMENT COMPANY a corporation chartered under the laws of the State of South Carolina, in and by its certain promissory note in writing, of even date with these presents, is well and truly indebted to THE McALISTER CORPORATION, in the full and just sum of Twenty-Four Thousand, Seven Hundred Fifty and 00/100 (\$24,750.00) , to be paid in full on or before January 1, 1965,

, with interest thereon from April 2, 1964 at the rate of 5% per centum per annum, to be computed and paid annually until paid in full; all interest not paid when due to bear

interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid, the whole amount evidenced by said note to become immediately due, at the option of the holder hereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of his interests to place and the holder should place the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including 10 per cent. of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said American Security Investment Company, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said The McAlister Corporation, according to the terms of the said note, and also in consideration of the further sum of Three Dollars, to it the said American Security Investment Company, in hand well and truly paid by the said The McAlister Corporation, at and before the signing of these Presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by the Presents does grant, bargain, sell and release unto the said The McAlister Corporation, its successors and assigns:

ALL that certain piece, parcel or lot of land in the McAlister Plaza, in the City of Greenville, County of Greenville, State of South Carolina, on the northwest side of Pleasantburg Drive, shown on plat entitled "Portion of McAlister Plaza", prepared January 2, 1964, by Piedmont Engineers & Architects, and recorded in the office of the R.M.C. for Greenville County in Plat Book RR, Page 159, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at a point on the northwesterly side of Pleasantburg Drive (S.C. Highway 291), joint front corner of property herein conveyed and property of J. E. Serrine Co.; and running thence along the joint line of said lots, N. 63-49 W. 400.0 feet to a point on the southeasterly side of Frederick Street; thence turning and running along the southeasterly side of Frederick Street, S. 26-11 W. 100 feet to a point, joint corner of property conveyed herein and property of Real Estate Fund, Inc.; thence turn-