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GREENVILLE CO. S. C.

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MORTGAGE OF REAL ESTATE—Offices of Love, Thornton, Arnold & Thomason, Attorneys at Law, Greenville, S. C.

Nov 3 4 02 PM '71

OLLIE FARNSWORTH
R. M. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: INVESTORS MOTEL SYSTEMS, INC.

----- (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto J.H. Alexander & Effie S. Alexander

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two Hundred Thousand and No/100 ----- DOLLARS (\$200,000.00),
with interest thereon from date at the rate of ----- per centum per annum, said principal and interest to be repaid:

Six months from date.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns: "All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the southern side of Laurens Road, and having according to a plat prepared by Dalton & Neves in January 1937, the following metes and bounds, to-wit: -

BEGINNING at an iron pin at the edge of the pavement on Laurens Road at the corner of a 10 acre tract of land now or formerly owned by Taylor, and running thence S 74-15 W 832 feet; thence N 33-10 W 234 feet to an iron pin at the corner of tract now or formerly owned by Bouchillon; thence N 68-05 E 776 feet to a pin on Laurens Road; thence with the edge of pavement on Laurens Road 292.2 feet, more or less, to the point of beginning.

This is the same premises conveyed to Mortgagor by deed of J.H. Alexander to be recorded herewith.

This mortgage is executed by Larry U. Fortman, President of said Corporation pursuant to Resolutions by the Board of Directors dated October 15, 1971.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.