

The State of South Carolina,

County of GREENVILLE

FILED
GREENVILLE CO. S. C.
JAN 15 1975
R.M.C. OFFICE

1325 68

To All Whom These Presents May Concern:

SEND GREETING:

Whereas, the said J-Mac Pizza Hut, Inc.,
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
T. C. Alexander and Virginia P. Alexander,
in the full and just sum of Forty-Nine Thousand, Six Hundred and 00/100-----

, to be paid as follows: \$12,400.00 per year on
January 10, 1975; January 10, 1976; January 10, 1977 and
January 10, 1978,

, with interest thereon from _____ date

at the rate of 9 per centum per annum, to be computed and paid on the unpaid balance
quarterly

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 J-Mac Pizza Hut, Inc.,

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said

T. C. Alexander and Virginia P. Alexander,
according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to it the said J-Mac Pizza Hut, Inc.,

, in hand well and truly paid by the said J-Mac Pizza Hut, Inc.,

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 T. C. Alexander and Virginia P. Alexander,
ALL that piece, parcel or lot of land lying in the City of Mauldin,
County of Greenville, State of South Carolina, on the Eastern side
of Highway 276 and shown as containing 20,000 sq. ft. on a Plat
entitled "Property of T. C. and Virginia P. Alexander by T. H. Walker,
Jr., dated Sept. 4, 1974, which plat is recorded in the R.M.C. Office
for Greenville County in Plat Book 5-I, Page 69, and has, according
to said Plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of the right-of-way of
Highway (Route) 276 at the joint front corner of property, now or
formerly, of Chester A. Reece and running thence with the Reece line, N.
78-49 E., 201.67 ft. to an iron pin; thence S. 18-34 E., 100 ft. to
an iron pin; thence S. 78-49 W., 201.67 ft. to an iron pin on the
Eastern side of Highway 276 (which iron pin is N. 18-34 W., 668 ft.,
more or less, from the Northern side of Jenkins Street) thence along
the Eastern side of said Highway 276, N. 18-34 W., 100 ft. to the
beginning.

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