

FILED
GREENVILLE CO. S. C. BOOK 19 PAGE 579
STATE OF SOUTH CAROLINA) SURETY BOND
() TO RELEASE MECHANIC'S LIEN
COUNTY OF GREENVILLE)
DONNIE S. BARNERSLEY Bond No. 254 11 15
R.M.C.

T.B.F., Inc.; is a Tenant t/a C.C. Featherstones and operating a restaurant in Demised Premises known as C-12 at the McAlister Square Shopping Center, in Greenville, South Carolina, on the below described property:

All those certain pieces, parcels or tracks of land, with the buildings and improvements thereon, situate, lying and being on the southeasterly side of South Pleasantburg Drive near its intersection with East Antrim Drive in the City and County of Greenville, South Carolina, being shown as Tracts "A", "B", "C", "D" and "E" on a Plat of PROPERTY OF MCALISTER SQUARE COMPANY, made by Enwright Associates, Engineers, dated December 10, 1979, revised December 17, 1979, a copy of said Plat being recorded in the RMC Office for Greenville County in Plat Book 7-0, at Page 73.

Wayne Kimbrell has filed in the Greenville County Clerk of Court's Office in Mechanics' Lien Book Number 19 at Page 370 a Notice and Certificate of Mechanics Lien claiming that T.B.F., Inc. d/b/a C.C. Featherstones and McAlister Limited Partnership, MCA Associates, General Partner owes Wayne Kimbrell \$6,481.96 for labor and/or materials furnished by Wayne Kimbrell, and used in the improvement and/or renovation of said property, including attorney's fees of one-third the amount due.

Pursuant to Section 29-5-110 of the 1976 South Carolina Code of Laws, as amended, McAlister Limited Partnership, a Maryland Limited Partnership, and MCA Associates, its General Partner and itself a Maryland Limited Partnership, desires to secure the discharge of said property from said claimed lien by substituting this Surety Bond for said property.

Pursuant to Section 29-5-110 of the 1976 South Carolina Code of Laws, as amended, we, McAlister Limited Partnership, a Maryland Limited Partnership, and MCA Associates, its General Partner, itself a Maryland Limited Partnership, and Fireman's Fund Insurance Company, a surety company licensed to do business in South Carolina, as surety, promise to pay Wayne Kimbrell, his successors and assigns, up the sum of \$8,642.61 in satisfaction of the judgment in favor of Wayne Kimbrell on the aforesaid claimed Mechanic's Lien for which payment that we bind ourselves and our successors and assigns, jointly and severally, subject to the below stated conditions:

CONDITIONS OF THE FOREGOING OBLIGATION:

1. If said claimed lien is withdrawn by Wayne Kimbrell, his successors and assigns; or
2. If said claimed lien is discharged or vacated by Court Order; or
3. If suit on the aforesaid claimed lien is not commenced as required by Section 29-5-120 of the 1976 South Carolina Code of Laws, as amended; or
4. If judgment in a suit to foreclose said claimed lien not be rendered in favor of Wayne Kimbrell, his successors and assigns; or
5. If judgment in a suit to foreclose said claimed lien be rendered in favor of Wayne Kimbrell, his successors and assigns and said judgment is paid by McAlister Limited Partnership and MCA Associates.

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