

MORTGAGE AGREEMENT

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

BENSON'S OF S.C., INC., a corporation existing under the laws of the State of South Carolina, and having its principal place of business at Greenville, South Carolina (hereinafter referred to as "Mortgagor"), SENDS GREETINGS:

WHEREAS, the said Mortgagor, in and by its certain Note or Obligation, bearing date the 13th day of August, 1973, is well and truly indebted to and stands firmly held and bound unto A & C OF GREENVILLE, INC., a corporation organized and existing under and by virtue of the laws of the State of South Carolina, with offices at 1050 Ali Baba Avenue, Opa-Locka, Florida 33054 (hereinafter referred to as "Mortgagee"), in the penal sum of ONE HUNDRED FORTY THOUSAND DOLLARS (\$140,000.00) conditioned for the payment of the full and just sum of ONE HUNDRED FORTY THOUSAND DOLLARS (\$140,000.00) plus interest at the rate specified in said Note or Obligation per annum on the unpaid principal balance until paid, as in and by the said Note and Conditions thereof, reference being thereunto had, will more fully appear.

NOW, KNOW ALL MEN, That the said Mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Mortgagee, according to the conditions of the said Note or Obligation; and also in consideration of the further sum of THREE DOLLARS (\$3.00) to it, the said Mortgagor, in hand well and truly paid by the said 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 said Mortgagee, its successors and assigns, the following described real estate situated in the County of Greenville, State of South Carolina:

All that piece, parcel or lot of land situate, lying and being on the westerly side of Buncombe Road, near the City of Greenville, in the County of Greenville, State of South Carolina, as shown on a plat entitled "Property of Alwin Realty Co., near

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