

First Mortgage on Real Estate

MORTGAGE

JUL 21 10 38 AM '78

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE }

TO ALL WHOM THESE PRESENTS MAY CONCERN:

IDEAL LAUNDRY & CLEANERS (hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto FIDELITY FEDERAL SAVINGS AND LOAN ASSOCIATION, GREENVILLE, S. C., (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 Five Thousand Five Hundred and No/100----- DOLLARS (\$ 5,500.00 ), with interest thereon from date at the rate of Five per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose:

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, situate on the Southwest side of Pendleton Street (sometimes referred to as Pendleton Street Extension), in the City of Greenville, being shown as Lot No. 2 of Block "D", on Plat of property of Melville Land Company Subdivision No. 2, made by Lockwood, Greene & Co., May, 1905, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book A, page 91, and having according to said plat the following metes and bounds, to wit:

BEGINNING at an iron pin on the Southwest side of Pendleton Street at joint front corner of Lots 1 and 2, of Block "D", said pin also being 51.5 feet in an Easterly direction from the Southeast corner of the intersection of Pendleton Street and Aiken Street, and running thence along the line of Lot 1, S. 43-45 W., 147.1 feet to an iron pin; thence with the rear line of Lot 10, in an Easterly direction 50.9 to an iron pin; thence with the line of Lot 3, N. 43-45 E., 156.75 feet to an iron pin on the Southwest side of Pendleton Street; thence along the Southwest side of Pendleton Street, in a Westerly direction, 53.5 feet to the beginning corner.

This is the same property conveyed to Ideal Laundry & Cleaners by deed of J. Z. Rearden, of even date, to be recorded herewith.

This mortgage and the note secured thereby are executed by the undersigned officers of Ideal Laundry & Cleaners pursuant to the authority contained in the resolutions adopted by its Board of Directors at a meeting duly called and held for that purpose on January 20, 1978.

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.

72 Aug 28  
1978 A 3124