

MORTGAGE OF REAL ESTATE prepared by E. Randolph Stone, Attorney at Law, 124 Broadus Avenue, Greenville, S.C. 29601

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, Stanley R. Murrell,

(hereinafter referred to as Mortgagor) is well and truly indebted unto Ideal Laundry & Cleaners

(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 Four Thousand and No/100----- Dollars (\$4,000.00) due and payable as follows: Two Thousand and No/100 (\$2,000.00) Dollars plus accrued interest on August 4, 1979 and the entire balance plus accrued interest on August 4, 1980.

with interest thereon from date at the rate of Nine per centum per annum, to be paid: Annually

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 heirs, successors and assigns:

ALL that lot of land with the buildings and improvements thereon, situate on the Southwest side of Pendleton Street (sometimes referred to as Pendleton Street Extension), in the City of Greenville in Greenville County, South Carolina, 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 RMC Office for Greenville County, South Carolina in Plat Book "A" at Page 97, 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 lots 1 and 2, of Block "D", said pin also being 53.6 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 feet 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, 53.6 feet to the beginning corner, and being the same property conveyed to Stanley R. Murrell by Ideal Laundry & Cleaners by deed dated July 27, 1978 and recorded herewith.

The mortgagor is given the right to prepay the mortgage debt in full or in any lesser amount at any time without penalty.

The mailing address of Ideal Laundry & Cleaners is: 14 Patterson Street, Greenville, South Carolina 29601

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

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

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