

MORTGAGE OF REAL ESTATE -

FILED  
GREENVILLE CO. S.C.

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STATE OF SOUTH CAROLINA MAR 8 4 10 PM '84  
COUNTY OF GREENVILLE DONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN: M & S CHEMICALS, INC.

(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GARDNER INVESTMENTS, INC. (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 THIRTY-ONE THOUSAND AND NO/100----- DOLLARS (\$ 31,000.00 ) with interest thereon from date at the rate of \_\_\_\_\_ per centum per annum, said principal and interest to be repaid as follows:

AS EVIDENCED ON NOTE OF EVEN DATE HEREWITH

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced 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 the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that piece, parcel or lot of land situate, lying and being in Gantt Township, Greenville County, South Carolina near Gantt Station, being shown as 2.69 acres, more or less, on a plat of property of Wilma Byrd, prepared by J. C. Hill on November 15, 1961, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point in the center of Murrell Drive, at the joint front corner of property now or formerly owned by Wilma LaBoone Byrd and property now or formerly owned by Brown; thence N. 61-30 W., 640.2 feet to a point; thence S. 11-10 W., 159.2 feet to an iron pin; thence S. 51-0 E., 484.2 feet to a point in the center of Murrell Drive; thence along said drive, N. 67-30 E., 208.7 feet to a point; thence N. 14-30 E., 85 feet to the point of beginning.

This is the same property conveyed to the above named mortgagor by deed of Gardner Investments, Inc., formerly known as Chem-Clean, Inc. to be recorded of even date herewith.

SCTD --- 1 MAR 08 84 009

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX 08.08

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
TAX 04.32

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.

4.0001

0.25

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