

GREENVILLE CO. S. C.

DEC 11 10 46 AM '70

CONSTANT MONTHLY PLAN MORTGAGE

OLLIE FARNSWORTH

BOOK 1175 PAGE 196

State of South Carolina,

County of Greenville

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, We the said Chem-Clean, Inc. hereinafter called Mortgagor, in and by our certain Note or obligation bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, Greenville, S. C. hereinafter called Mortgagee, in the full and just principal sum of Thirty Five Thousand and no/100ths Dollars (\$35,000.00) with interest thereon payable monthly in advance from date hereof at the rate of eight per cent per annum; the principal of said note together with interest being due and payable

in monthly installments as follows: Beginning on the 25th day of January, 1971, and on the 25th day of each month thereafter the sum of Four Hundred Twenty Four and 65/100ths Dollars (\$424.65) and the balance of said principal sum due and payable on the 25th day of December, 1975. The aforesaid monthly payments of Four Hundred Twenty Four and 65/100ths Dollars (\$424.65) each, are to be applied first to interest at the rate of eight per cent per annum on the principal sum of Thirty Five Thousand and no/100ths Dollars (\$35,000.00), or so much as shall from time to time remain unpaid, and the balance of each monthly installment shall be applied on account of principal.

Said note provides that past due principal and/or interest shall bear interest at the rate of seven (7%) per cent per annum as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the Mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America at the office of the Mortgagee at \* Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

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 terms of the said Note; and also in consideration of the further sum of THREE DOLLARS, to 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, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

All that certain piece, parcel or lot of land situate, lying and being in the 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 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 being the same property conveyed to the mortgagor herein by deed of Lamar G. Reeves dated November 1, 1965 and recorded in the RMC Office for Greenville County in Deed Book 785 at page 258.