

State of South Carolina **FILED**
GREENVILLE (S.C.)

VOL. 1044 PAGE 326

Mortgage of Real Estate



County of

JAN 18 12 47 PM '84
DUNN & BERSLEY
R.M.C.

THIS MORTGAGE made this 16 day of January, 19 84,

by Ideal Laundry and Cleaners, Inc.

(hereinafter referred to as "Mortgagor") and given to **SOUTHERN BANK & TRUST CO.**

(hereinafter referred to as "Mortgagee"), whose address is P.O. Box 1329, Greenville, South Carolina 29602

WITNESSETH:

THAT WHEREAS, Ideal Laundry and Cleaners, Inc. is indebted to Mortgagee in the maximum principal sum of ONE HUNDRED SIXTEEN THOUSAND AND NO/100 Dollars (\$ 116,000.00), Which indebtedness is evidenced by the Note of Ideal Laundry and Cleaners, Inc. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is See Note of even date after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; and (ii) all other indebtedness of Mortgagor to Mortgagee, now or hereafter existing, whether direct or indirect, the maximum amount of all indebtedness outstanding at any one time secured hereby not to exceed \$ 116,000.00, plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

ALL that piece, parcel or lot of land in Greenville Township, Greenville County, State of South Carolina being known and dsignated as Lots Nos. 6, 7, 8, 9 and 10 on Plat of property of George W. Marshall deceased, made by C.M. Furman, Engineer, February 7, 1922, and recorded in Plat Book "F", Page 57, R.M.C. Office for Greenville County, S.C., and having the following metes and bounds to-wit:

BEGINNING at an iron pin on the Northwest side of Patterson Street, corner of Lot 5 (which iron pin is 257.4 feet from an iron pin on Hampton Avenue); thence with Patterson Street, N. 46 E. 325 feet to a stake at corner of Lot No. 11; thence with line of Lot No. 11, N. 44 W. 142 feet to a stake on Fort Street, now known as Douglas Street; thence with said Street, S. 46 W. 325 feet to a stake in line of Lot No. 5; thence with line of said Lot, S. 44 E. 142 feet to the beginning.

This being the same property conveyed to the mortgagor by deed of Ernest Pittman recorded in Mortgage Book 307 at Page 161 on February 11, 1947.

22033
STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY
JAN 18 '84
STAMP TAX
PB. 11213
46.40

TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto; all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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