

STATE OF SOUTH CAROLINA

SEP 6 3 20 PM 1966

BOOK 1039 PAGE 655

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

OLLIE E. BENTON

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, WALLY'S CAR WASH, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto THE FIRST NATIONAL BANK OF ATLANTA

(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

NINETY FOUR THOUSAND, FIVE HUNDRED AND NO/100 * * Dollars (\$ 94,500.00) due and payable

at the office of the payee in Atlanta, Georgia, as follows: Payments of principal and interest to be made in 180 installments of \$797.49 each, beginning on the 5th day of June, 1966; a like sum being payable on the same day of each succeeding month with a final payment on the 5th day of May, 1981.

with interest thereon from date at the rate of six(6) per centum per annum, to be paid: monthly

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 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, City of Greenville, at the southeastern corner of the intersection of East Stone Avenue with Rowley Street; and having according to a plat of the property of Wally's Car Wash, Inc., prepared by Piedmont Engineers and Architects, dated October 13, 1964, revised August 2, 1966, the following metes and bounds, to wit;

BEGINNING at an iron pin at the southeastern corner of the intersection of East Stone Avenue with Rowley Street, and running thence along East Stone Avenue, S 71 50 E 110 feet to an iron pin; thence S 20-05 W 175 feet to an iron pin; running thence N 71 50 W 110 feet to an iron pin on the eastern side of Rowley Street; thence along Rowley Street, N 20 05 W 175 feet to an iron pin; point of BEGINNING.

* * * * *

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of 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 such 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.

FOR SATISFACTION TO THIS MORTGAGE SEE SATISFACTION BOOK 16 PAGE 351

SATISFIED AND CANCELLED OF RECORD 24 DAY OF May 1973 Annie S. Tankersley R. M. C. FOR GREENVILLE COUNTY, S. C. AT 11:15 O'CLOCK 2. M. NO. 33640