

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

FEB 7 12 24 PM '74  
BONNIE S. TANKERSLEY  
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, BELL LINEN SERVICE, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto UNITED COTTO. GOODS COMPANY, I.C.

(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 SIXTY-SIX THOUSAND AND NO/100

Dollars (\$ 66,000.00) due and payable

see below \*

with interest thereon from date hereof at the rate of eight 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, on the north side of East Broad Street, having such metas and bounds as described on a plat entitled property of Robert Jeter Foster, dated February 23, 1965, by R. B. Bruce, R.L.S., #1952 and described as follows:

BEGINNING at an iron pin on the north side of Broad Street at the northeast corner of Oakland Avenue and East Broad Street and running thence N. 36-14 E. 316.9 feet to an iron pin; thence S. 71-31 E. 127.3 feet to an iron pin; thence N. 69-22 E. 159.4 feet to an iron pin corner of property of Atlantic Coast Line Railway; thence S. 35-43 N. 514.5 feet to an iron pin on East Broad Street; thence N. 43-30 W. 13.7 feet to the point of beginning.

This mortgage is junior in lien to that mortgage given to Liberty Life Insurance Company, recorded in the REC Office for Greenville County in Mortgages Volume 988, Page 361.

\*The principal sum of \$66,000.00, together with interest on said principal amount from January 28, 1974, at the rate of eight (8) per cent per annum, said indebtedness evidenced by note of even date herewith from grantor herein to grantee herein, in said principal amount, and said principal and interest payable in monthly instalments of \$1,338.25 each, commencing February 15, 1974, and continuing in monthly succession thereafter until said indebtedness is paid in full. Each of said monthly instalments to be first applied to the payment of interest accrued and unpaid, and the remainder on the principal indebtedness. All payments to be made in Griffin, Ga., as directed.

Prepayment privilege: The within indebtedness can be prepaid in whole or in part at any time without penalty.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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 Mortgagee 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 Mortgagee 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.

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