

MORTGAGE OF REAL ESTATE BY A CORPORATION Office of Leatherwood, Walker, Todd & Mann, Attorneys at Law,
GREENVILLE, CO. S. C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

17 11 48 AM '77
DORRIS S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE BY A CORPORATION
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, CHEM-CLEAN, INC.

a corporation chartered under the laws of the State of (hereinafter referred to as Mortgagor) is well and truly indebted unto COMMUNITY BANK, its successors and assigns,

(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

One Hundred Fifty Thousand and 00/100----- Dollars (\$150,000.00--) due and payable as evidenced by the Mortgagor's note of even date, bearing interest as stated in said note, and payable as therein stated or as modified by mutual agreement, in writing, the final maturity of which is 10 years after the date.

with interest thereon from date at the rate of 1 1/2 % over ~~the Prime Rate~~ the Prime Rate of the Community Bank rate of interest to be computed and paid monthly,

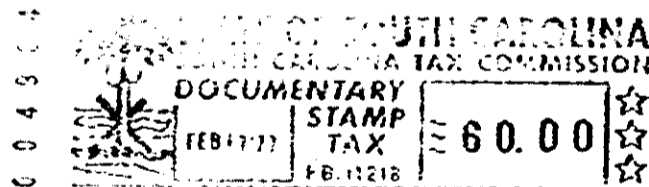
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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, the Mortgagee's heirs, 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, in the Gantt Township 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.

BEING the same property conveyed to the Mortgagor herein by deed of Lamar G. Reeves dated November 1, 1965 and recorded in the R.M.C. Office for Greenville County in Deed Book 785 at Page 258.



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 Mortgagor covenants that is 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.

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