

MORTGAGE OF REAL ESTATE FILED

BOOK 1498 PAGE 13

GREENVILLE COUNTY, S. C. }  
STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } 05 PM '80

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

JOHN J. TAMMERSLEY

WHEREAS, One Hour Cleaners of Spartanburg, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Bank of Travelers Rest

(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 Thirty thousand and 00/100

Dollars (\$ 30,000.00 ) due and payable

in equal consecutive monthly installments each in the amount of Five hundred fifty five and 86/100 (\$555.86) Dollars beginning April 15, 1980 and continuing in a like amount each and every month thereafter until the entire indebtedness is paid in full

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 16 \_\_\_\_\_ 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, 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, at the southeastern corner of the intersection of Rutherford Street and Randall Street being known and designated as a portion of Lots Nos. E and F of Section B on a plat entitled "Stone Land Company Property", recorded in the RMC Office for Greenville County in Plat Book A at pages 336-341 and having according to a more recent plat entitled "Property of One Hour Cleaners of Spartanburg, Inc." prepared by W. R. Williams, Jr., dated February 16, 1978, recorded in the said RMC Office in Plat Book 6-J at page 96, the following metes and bounds, to-wit:

Beginning at an iron pin on the eastern side of Rutherford Street (designated on said plat as Poinsett Highway) at its intersection with Randall Street and running thence with the southeastern corner of said intersection N. 47-40 E. 13.8 feet to an iron pin on the southern side of Randall Street; thence with the southern side of Randall Street S. 85-39 E. 105.8 feet to an iron pin in the line of property now or formerly of Shaw; thence with the line of Shaw S. 1-05 E. 139.5 feet to an iron pin in the line of property now or formerly of Batson and Landreth; thence with the line of Batson and Landreth N. 85-39 W. 121 feet to an iron pin on the eastern side of Rutherford Street; thence with the eastern side of Rutherford Street N. 0-59 E. 128.9 feet to the point of beginning.

This is the same property conveyed to the mortgagor by deed of Coleman L. Young and Julia B. Young dated July 15, 1975 and recorded in the RMC Office for Greenville County in Deed Book 1021 at page 234.

This is a second mortgage, junior in lien to that certain mortgage given by One Hour Cleaners of Spartanburg, Inc. to Bank of Travelers Rest and being recorded in the RMC Office for Greenville County in Mortgage Book 1427 at page 63 on November 27, 1978.

At the option of the mortgagee, the indebtedness secured hereby shall become due and payable if the mortgagor shall convey the mortgaged premises or if the title thereto shall become vested in any other person or party for any other reason whatsoever.

The mortgagee's address is: PO Box 485, Travelers Rest, SC 29690

RECORDED  
GREENVILLE COUNTY, S. C.  
MAY 12 1980  
LATHAN, FAYSSOUX, SMITH & BARBARE, P.A.

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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