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STATE OF SOUTH CAROLINA )  
                                  ) AMENDED MORTGAGE OF REAL ESTATE  
COUNTY OF GREENVILLE ) AND PERSONAL PROPERTY

KNOW ALL MEN BY THESE PRESENTS, that RALPH LEE, of Greenville County, South Carolina, hereinafter sometimes referred to as Mortgagor, and sometimes referred to as Mortgagor-Lessor, sends greetings.

WHEREAS, Ralph Lee, in and by a certain Promissory Note in writing dated September 13, 1974, is well and truly indebted unto and has promised to pay to THE SOUTH CAROLINA NATIONAL BANK, at its principal office in Columbia, South Carolina, hereinafter called the Mortgagee, a national banking association, in lawful money of the United States of America, the sum of Three Hundred and Thirty Five Thousand and no/100 (\$335,000.00) Dollars at the principal place of business of the Mortgagee, or at such other place or places as the holder of said note may designate, with interest from said date on the outstanding balance of principal remaining from time to time unpaid at the rate or rates provided in said note, the terms and conditions of which note are incorporated herein by reference and made a part hereof as though fully set forth.

WHEREAS, said note provides for interest on the deferred principal balance from time to time due thereunder at the rate of twelve (12%) per cent per annum which shall be due and payable monthly calculated on the basis of 365 days per year, with the first monthly payment of interest commencing on November 1, 1974 and thereafter on the 1st day of each succeeding month up to and including March 25, 1975, on which day all principal and accrued interest shall become due and payable in full, with the provision, however, that the owner and holder of said note may demand payment of the whole or any part of said principal and interest due at any time and from time to time prior to March 25, 1975.

WHEREAS, said note provides that from and subsequent to March 25, 1975, with interest only from said date at the rate of nine (9%) percent per annum on all unpaid principal then due which shall be due and payable on April 1, 1975 and thereafter with interest from April 1, 1975 at the rate of nine (9%) percent per annum, the principal and interest to be paid in monthly installments in the sum of \$3,213.21 each on the 1st day of May, 1975 and in a like amount on the 1st day of each successive month thereafter up to and including the 1st day of April, 1992 when the balance of principal and interest shall become due and payable in full. Said note further provides that each installment shall be applied first to payment of interest then due and the balance in reduction of principal.

WHEREAS, said note further provides that notwithstanding the provisions hereinabove contained or contained in said note on the date said note and the within Amended Mortgage which secures the same shall be acquired by Integon Life Insurance Corporation by assignment, then and from said date the interest thereunder shall be nine (9%) percent per annum and not twelve (12%) percent per annum.

WHEREAS, said note provides that no prepayment of any portion of the principal or interest thereunder shall be permitted for the first ten loan years and that commencing with the eleventh loan year the Mortgagor reserves the right to prepay the whole or any portion of the principal balance due thereunder upon payment of a three (3%) percent penalty of the total amount of such prepayment to the owner and holder of said note, said penalty to be reduced one (1%) percent for each succeeding year subsequent to the eleventh year up to and including the thirteenth loan year thereunder and that from and subsequent to the thirteenth loan year thereunder, the Mortgagor herein reserves the right to prepay the whole or any portion of the principal balance due without penalty, the term "Loan year" as used in said note to be defined to mean any consecutive twelve month period commencing on May 1st of any calendar year ~~of~~ any anniversary thereof.

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