

Mortgagee's Address: P. O. Drawer 969 Greenville, SC 29602

COA 1534 PAGE 970

65-002-03 (REV. 4/74)  
CONSTRUCTION LOAN

FILED  
GREENVILLE, S.C.  
MAR 12 12 17 PM '81  
DONNIE S. TANKERSLEY  
R.H.C. MORTGAGE OF REAL ESTATE

State of South Carolina

County of GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, I, (We) Setzer and Associates hereinafter called the Mortgagor(s), in and by a certain promissory note in writing, of even date with these Presents is well and truly indebted to THE SOUTH CAROLINA NATIONAL BANK, Greenville, South Carolina hereinafter called the Mortgagee, a national banking association, in the full and just sum of Two Hundred Twenty-Five Thousand and (\$ 225,000.00 ) Dollars, with interest from the date hereof at the rate of 00/100ths per centum ( \*see below ) per annum on the unpaid balance until paid. The said principal and interest shall be payable at the office of THE SOUTH CAROLINA NATIONAL BANK 15 South Main Street in Greenville, South Carolina or at such other place as the holder hereof may designate in writing.

\* Repayment will be consecutive quarterly principal payments of \$3,750.00 each plus accrued interest beginning June 1, 1981, to be applied first to interest and then to principal with the remaining loan balance plus accrued interest due in full as a balloon payment on June 1, 1985. The interest rate will be a variable rate of SCN prime rate plus 1% per annum; and will be adjusted the first day of each month as applicable.

The loan may be prepaid at any time without penalty to the borrower and/or guarantors.

LOVE, TIGHE, TONKIN, ARNOLD & THOMASON  
FILE # 26924  
N. O. Rick Setzer  
Bk. No. 284-2-374  
284-2-38

All installments of principal and all interest are payable in lawful money of the United States of America; and in the event default is made in the payment of any installment or installments, or any part thereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of \_\_\_\_\_ per centum per annum.

And if at any time any installment or portion of principal or interest shall be past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole sum of the principal of said note remaining at that time unpaid together with the accrued interest, shall become immediately due and payable, at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and if said note, after default, should be placed in the hands of an attorney for suit or collection, or if, at any time, it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note and mortgage in the hands of an attorney for any legal proceedings; then and in either of such cases the mortgagor promises to pay all costs and expenses including a reasonable attorney's fee, these to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW, KNOW ALL MEN, That the said mortgagor, in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said THE SOUTH CAROLINA NATIONAL BANK

Greenville, South Carolina according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to the said mortgagor in hand well and truly paid by the said

THE SOUTH CAROLINA NATIONAL BANK Greenville, South Carolina at and before the signing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold

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