

Pleasantburg Drive
Greenville, SC
State of South Carolina

GREENVILLE COUNTY S.C. MORTGAGE

BOOK 1584 PAGE 744

County of **GREENVILLE**

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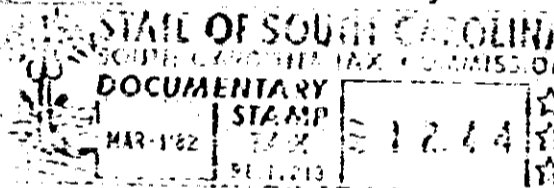
DONN ANNERSLEY
R.M.C.

WHEREAS, the undersigned, Herve G. Coyco and Danielle D. Coyco
(the "Mortgagor"), in and by a certain promissory note or loan agreement of even date herewith (the "Note"), the terms of which are incorporated herein by reference, is indebted to The South Carolina National Bank, its successors and assigns (the "Mortgagee"), a national banking association, in the principal sum of Thirty-One Thousand Fifty and No/100ths (\$ 31,050.00) Dollars
with interest (the amount of principal and interest secured hereby being \$ 141,351.00), the final date for payment of which indebtedness, if not sooner paid, is March 1, 2007

NOW, THEREFORE, as security for the Note and in consideration of the further sum of THREE DOLLARS in hand paid by the Mortgagee to the Mortgagor, the receipt of which is hereby acknowledged, the Mortgagor has granted, bargained, sold, and released and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the parcel(s) of land situate in the County of Greenville, State of South Carolina and more particularly described as follows:

All that certain piece, parcel or unit situate, lying and being in the State of South Carolina, County of Greenville, being known and designated as Unit No. 4-P of Town Park of Greenville, South Carolina, Horizontal Property Regime, as is more fully described in Master Deed dated June 5, 1970, and recorded in the R.M.C. Office for Greenville County, in Deed Book 891 at Page 243, and amended by Amendment to Master Deed recorded in the R.M.C. Office for Greenville County, on July 15, 1971, in Deed Book 920 at Page 305, and survey and plot plans recorded in Plat Book 4-G at pages 173, 175 and 177. Also amended by Amendment to Master Deed recorded in the R.M.C. Office for Greenville County, on October 31, 1973, in Deed Book 987 at Page 349.

Being the same property conveyed to the mortgagors herein by deed of Mount Paris Realty Corporation dated February 26, 1982, and recorded in the RMC Office for Greenville County in Deed Book 1163 at Page 78.



TO HAVE AND TO HOLD the above premises, together with all rights, privileges, and appurtenances thereunto belonging to the said Mortgagee, its successors and assigns forever.

If the Mortgagor shall pay the Note in accordance with its terms, together with interest thereon, and any modifications, renewals or extensions thereof in whole or in part and shall comply with all the covenants, terms and conditions of this Mortgage, then this Mortgage shall be null and void and may be cancelled of record at the request of the Mortgagor.

If, however, the Mortgagor should fail to make a payment required to be made hereunder or under the terms of the Note or if the prospect of the Mortgagor's payment or performance hereunder or under the Note is significantly impaired, or if the prospect of the Mortgagee's realization on the property described in this Mortgage is significantly impaired, then and in any of such events, the entire amount of the debt secured or intended to be secured hereby shall become due, at the option of the Mortgagee, its successors or assigns, although the period for the payment thereof may not then have expired, and the lien on the above described premises created and vested by this Mortgage may be foreclosed either by sale at public outcry or by proceedings in equity, and the Mortgagee may become the purchaser at any foreclosure sale if the highest bidder.

No delay or omission by the Mortgagee to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right or power may be exercised from time to time and as often as may be deemed expedient. The rights granted hereunder shall be cumulative, and the exercise of any right granted hereunder shall not preclude the Mortgagee from exercising any of its other rights hereunder. No waiver of any default hereunder shall be deemed to constitute a waiver of any other default or impair any right consequent thereon.

AND IT IS AGREED by and between the parties that should legal proceedings be instituted for the collection of the debt secured hereby, then in that event the said Mortgagee, its successors or assigns, shall have the right to have a receiver appointed of the rents and profits of the above described premises, who, after deducting all charges and expenses attending such proceedings, and the execution of the said trust as receiver, shall apply the residue of said rents and profits toward the payment of the debt secured hereby.

AND IT IS FURTHER AGREED by and between the parties that should legal proceedings be instituted for the foreclosure of this Mortgage or for any purpose involving this Mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection by suit or otherwise, subject to the provisions of the South Carolina Consumer Protection Code, all costs and expenses incurred by the Mortgagee, including reasonable attorneys' fee not in excess of fifteen percent (15%) of the unpaid debt, shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

And the Mortgagor does hereby covenant and agree with the Mortgagee as follows:

INSURANCE The Mortgagor shall keep all improvements now or hereafter erected on the real property described above constantly insured for the benefit of the Mortgagee against loss by fire, windstorm and such other casualties and contingencies, in such manner and with such companies and for such amounts, not exceeding that amount necessary to pay the Note, as may be satisfactory to the Mortgagee. The Mortgagor shall purchase such insurance, pay all premiums therefor, and shall deliver to the Mortgagee such policies along with evidence of premium payment as long as the Note remains unpaid. If the Mortgagor fails to purchase such insurance, pay the premiums therefor or deliver said policies along with evidence of premium payment thereon, then the Mortgagee, at its option, may purchase such insurance. Such amounts paid by the Mortgagee shall become part of the sum secured by this Mortgage, shall bear interest from the date of disbursement at the rate of 18 % per annum, unless payment of interest at such rate would be contrary to applicable law, in which event such amounts shall bear interest at the highest rate permissible under applicable law, and shall be repaid by the Mortgagor to the Mortgagee upon demand.

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