

State of South Carolina

County of Greenville

BOOK 1315 PAGE 437

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, _____ the said Richard J. Feeny and Christina A. Feeny hereinafter called Mortgagor, in and by guarantees of Prodos of Columbia, Inc. bearing even date herewith, stand indebted, firmly held and bound unto THE CITIZENS AND SOUTHERN NATIONAL BANK OF SOUTH CAROLINA, hereinafter called Mortgagee, in the full and just principal sum of Forty Five Thousand Dollars (\$ 45,000.00), with interest thereon payable in advance from date hereof at the rate of plus 1% per annum; the principal of said note together with interest being due and payable in (54) Number monthly installments as follows:

(Monthly, Quarterly, Semiannual or Annual)
Beginning on February 7, 19 84, and on the same day of each monthly period thereafter, the sum of Eight Hundred Thirty Three and 33/100 Dollars plus interest, 833.33 Dollars (\$ Plus Int.) and the balance of said principal sum due and payable on the 7th day of July, 19 88.

The aforesaid payments are to be applied first to interest at the rate stipulated above and the balance on account of unpaid principal. Provided, that upon the sale, assignment, transfer or assumption of this mortgage to or by a third party without the written consent of the Bank, the entire unpaid balance of the note secured by this mortgage, with accrued interest, shall become due and payable in full or may, at the Bank's option, be continued on such terms, conditions, and rates of interest as may be acceptable to the Bank.

Said note provides that past due principal and/or interest shall bear interest at the rate of _____% per annum, or if left blank, at the maximum legal rate in South Carolina, as reference being had to said note will more fully appear; default in any payment of either principal or interest to render the whole debt due at the option of the mortgagee or holder hereof. Forbearance to exercise this right with respect to any failure or breach of the maker shall not constitute a waiver of the right as to any subsequent failure or breach. Both principal and interest are payable in lawful money of the United States of America, at

the office of the Mortgagee in Greenville, South Carolina, or at such other place as the holder hereof may from time to time designate in writing.

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 Mortgagee 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 Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these presents DO GRANT, bargain, sell and release unto the said Mortgagee the following described real estate, to-wit:

All that piece, parcel or lot of land with all buildings and improvements situate, lying and being on the northern side of Windfield Road in the City of Greenville, Greenville County, South Carolina, being shown and designated as Lot No. 10 on a plat of Windfield Heights, Property of M. B. Crigler, on a plat made by Dalton & Neves, dated April, 1955, recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book EE, Page 102 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the northern side of Windfield Road at the joint front corner of lots nos. 10 and 11 and running thence with the common line of said lots, N. 1-37 E. 270.3 feet to an iron pin; thence N. 69-43 E. 280 feet to an iron pin at the corner of lot no. 9; thence along the rear line of lots nos 7, 8 and 9, S. 17-15 W. 429.6 feet to a point on Windfield Road; thence with the northern side of Windfield Road, N. 72-14 W. 98 feet to a point; thence continuing with said side of Windfield Road, N. 76-13 W. 52 feet to the point of beginning. The above property is the same property conveyed to Richard J. Feeny and Christina A. Feeny by deed of John D. Hemstadter and Sandra S. Helmstadter of even date to be recorded herewith.

1-04-111—Real Estate Mortgage

* Interest rate to be a variable rate of C&S Prime plus 1% adjusted effective with prime. Interest payable only for first 6 months from date of note.

0437

4328 (IV-2)