

P. O. Box 1449  
Greenville, SC 29602

REAL ESTATE MORTGAGE

State of South Carolina,

County of GREENVILLE

FILED  
GREENVILLE S.C.  
JUL 2 1984

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TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, I the said Perry A. Lenardis  
hereinafter called Mortgagor, in and by my certain Note or obligation 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 One Hundred Sixty Thousand and No/100 --- Dollars (\$ 160,000.00),  
with interest thereon payable in advance from date hereof at the rate of C&S prime plus 1% per annum; the prin-  
cipal of said note together with interest being due and payable in (120) Number

monthly installments as follows:  
(Monthly, Quarterly, Semi-annual or Annual)

\* Beginning on July 11, 19 84, and on the same day of  
each monthly period thereafter, the sum of  
One Thousand Three Hundred Thirty-three and 34/100 Dollars (\$1,333.34)  
and the balance of said principal sum due and payable on the 11th day of June, 19 94.

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 pres-  
ents, 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 situate, lying and being in Greenville County,  
South Carolina, and being shown and designated as Lot #4 on a plat of "Boland Park"  
as prepared by Freeland & Associates and recorded in the RMC Office for Greenville  
County, South Carolina, in Plat Book 8P at Page 68, and also being shown and  
designated as the "Property of Robert J. Boland" on a plat prepared by Freeland &  
Associates dated August 2, 1983 and recorded in the RMC Office for Greenville County,  
South Carolina in Plat Book 9Y at Page 74, reference to said later plat being made  
for a complete metes and bounds description of said lot.

This being the same property conveyed to the Mortgagor herein by deed of Robert J.  
Boland dated August 9, 1983 and recorded on August 12, 1983 in the RMC Office for  
Greenville County, South Carolina in Deed Book 1194 at Page 293.

\*Interest only shall be payable beginning January 11, 1984 and continuing on the 11th  
day of each month thereafter until July 11, 1984, at which time principal and interest  
payments shall begin. Interest shall be computed based on the outstanding principal  
balance at time of payment.

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