

State of South Carolina,

County of GREENVILLE

REAL ESTATE MORTGAGE  
FILED  
GREENVILLE CO. S.C.  
NOV 21 1 16 PM '84  
BONNIE S. JAMMERSLEY  
R.M.C.

101 1690 831

TO ALL WHOM THESE PRESENTS MAY CONCERN:

SEND GREETINGS:

WHEREAS, WE the said PHILOMENE KARAM & JEANNETTE ARMALY, hereinafter called Mortgagor, in and by their 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 -----NINETY THOUSAND AND NO/100-----Dollars (\$ 90,000.00 ), with interest thereon payable in advance from date hereof at the rate of 13.5% per annum; the principal of said note together with interest being due and payable in ( 36 ) thirty-six Monthly installments as follows:

Beginning on December 15, 19 84, and on the same day of each monthly period thereafter, the sum of ONE THOUSAND, SIX HUNDRED FIFTY EIGHT AND 72/100 Dollars (\$ 1,658.72 ) and the balance of said principal sum due and payable on the 15th day of November, 19 87.

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 13.5% 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 portion, parcel, or piece of land in the County of Greenville, near Mauldin, State of South Carolina, situate, lying and being 240 feet fronting on the West side of Palmetto Drive, starting with the adjacent property of Lee Huskamp and running generally South along Palmetto Drive, said property having a depth of about 200 feet. Said property being more particularly described on a Plat recorded in the RMC Office for Greenville County, S. C. in Plat Book 6-K, at Page 80; reference being craved to said Plat for a more particular description of metes and bounds thereof, and is shown as a portion of Lot 23.

This is the identical property heretofore conveyed to Jeannette Armaly and Philomene Karam by Deed of Rice Cleveland Company, Inc., dated December 8, 1977 and recorded in the RMC Office for Greenville County in Deed Volume 1069 at Page 890 on December 9, 1977 at 10:25 a.m.

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STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
NOV 21 '84  
STAMP  
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