

Robert J. Boland
P.O. Box 612
Pascagoula, Mississippi 39567

State of South Carolina,

COUNTY OF GREENVILLE

1520 1733

FILED

GREENVILLE

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DOANIE R. M.C. SHELLEY

PERRY A. LENARDIS

SEND GREETING:

WHEREAS, I, the said Perry A. Lenardis

in and by my certain promissory note in writing, of even date with these presents well and truly indebted to Robert J. Boland in the full and just sum of Sixty Thousand and No/100--- (\$60,000.00) DOLLARS, to be paid at in Greenville, S. C., together with interest thereon from date hereof until maturity at the rate of Thirteen (13%) per centum per annum, said principal and interest being payable in monthly installments as follows:

Beginning on the first day of October 1983, and on the first day of each month of each year thereafter the sum of \$ 2,852.51 to be applied on the interest and principal of said note, said payments to continue up to and including the first day of August 1985, and the balance of said principal and interest to be due and payable on the first day of September 1985; the aforesaid monthly payments of \$ 2,852.51 each are to be applied first to interest at the rate of Thirteen (13%) per centum per annum on the principal sum of \$60,000.00 or so much thereof as shall, from time to time, remain unpaid and the balance of each monthly payment shall be applied on account of principal.

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 hereof, as therein provided, the same shall bear simple interest from the date of such default until paid at the rate of seven (7%) per centum per annum.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due, at the option of the holder thereof, who may sue thereon and foreclose this mortgage, and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity, 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 or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including (10%) per cent, of the indebtedness as attorney's fees, 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 I, the said Perry A. Lenardis

in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said Robert J. Boland according to the terms of the said note, and also in consideration of the further sum of THREE DOLLARS, to me in hand and truly paid by the said Robert J. Boland

it and before the signing of these Presents, the receipt thereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release unto the said Robert J. Boland, his heirs, and assigns forever:

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 111 at Page 111, reference to said later Plat being made for a complete metes and bounds description of said lot.

This is the identical property conveyed to the Mortgagor herein by deed of Robert J. Boland dated August 9, 1983 and recorded in the R.M.C. Office for Greenville County, South Carolina, in Deed Book 111 at Page 215.

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