

REAL ESTATE MORTGAGE

State of South Carolina

County of Greenville

FILED  
MAR 10 4 03 PM '83  
JOHN E. S. JAMESLEY

BOOK 1537 PAGE 531

TO ALL WHOM THESE PRESENTS MAY CONCERN:  
PIEDMONT ENGINEERS, ARCHITECTS & PLANNERS, INC.,  
AND PARK AVENUE COMPANY, INC.

SEND GREETINGS:

WHEREAS, Piedmont Engineers, Architects & Planners, Inc., and Park Avenue Company, Inc. the said Piedmont Engineers, Architects & Planners, Inc., and Park Avenue Company, Inc. 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 Eighty-eight Thousand and No/100 Dollars (\$ 88,000.00), with interest thereon payable in advance from date hereof at the rate of 11.50 % per annum; the principal of said note together with interest being due and payable in (7) Number

monthly installments as follows:  
(Monthly, Quarterly, Semiannual or Annual)  
Beginning on April 1, 19 83, and on the same day of each monthly period thereafter, the sum of Seven Hundred Thirty-three and 33/100 Dollars (\$ 733.33) plus interest and the balance of said principal plus interest due and payable on the 1st day of November, 1983.

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 tract of land containing 2.98 acres, more or less, situate, lying and being at the Southeastern corner of the intersection of Church Street Ramp and East Park Avenue, in the City of Greenville, County of Greenville, State of South Carolina, and having, according to a plat prepared by Piedmont Engineers, Architects & Planners, dated August 28, 1973, entitled "Property of Helen V. Schumpert", and recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-C at page 62, the following metes and bounds:

BEGINNING at an iron pin at the Southeastern corner of the intersection of Church Street Ramp and East Park Avenue, and running thence with the Southern edge of the right of way for East Park Avenue S. 65-57 E. 87.4 feet to an iron pin; thence continuing with the Southern edge of the right of way for East Park Avenue S. 72-36 E. 271 feet to an iron pin; thence with the line of other property of the Mortgagor herein S. 4-36 W. 163.5 feet to an iron pin; thence with the line of property now or formerly of Daniels N. 81-21 W. 95 feet to an iron pin; thence with the

(Cont'd. on attached Rider)

1-04-111-Real Estate

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
MAY 1983 TAX \$ 00 2 00

STATE OF SOUTH CAROLINA  
SOUTH CAROLINA TAX COMMISSION  
DOCUMENTARY  
STAMP  
MAY 1983 TAX \$ 35 00

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