

STATE OF SOUTH CAROLINA

COUNTY OF SPARTANBURG

Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and merger with the National Bank of South Carolina,

PLAINTIFF,

vs.

Renaissance Investments, LLC, David F. Cooper, Christopher C. Stone, Kristopher Barone, Builders FirstSource-Southeast Group, Inc., Signature Enterprises of the Upstate, Inc. d/b/a Westside Flooring Center, C&K of Greenville, Inc. d/b/a Carpet One Floor and Home, LANG Drywall & Painting, LLC a/k/a LANG Drywall, Arthur State Bank, Plantation Federal Bank s/b/m to First Savers Bank, and Hazel's Hauling and Grading, LLC,

DEFENDANTS.

F10-01980

TO:

Korn Law Firm, P.A.
Attorney for Plaintiff

The loan is not subject to the Supreme Court of South Carolina's Administrative Order (Order No. 2011-05-02-01) because the subject property is *not* an owner-occupied dwelling as defined in Paragraph A.(3) of said Order.

Pursuant to Rule 53 SCRPC, the above-entitled matter was referred to the undersigned to make appropriate findings of fact and conclusions of law with authority to enter a final judgment in the cause.

Pursuant to the said Order of Reference a hearing was held, attended by the attorneys of record, the testimony was taken, which is reported herewith, and from the testimony and evidence, I find conclude and order as follows:

FINDINGS OF FACT:

1. The Lis Pendens was filed on July 29, 2011 and an Amended Lis Pendens was filed on August 5, 2011.
2. The Summons and Complaint were filed on July 29, 2011, and amended Summons and Complaint were filed on August 5, 2011.
3. Service was made upon the Defendant(s) named in this Report as is shown by the Proof(s) of Service filed herein.

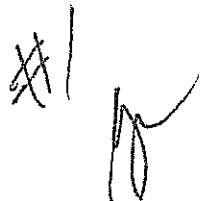
IN THE COURT OF COMMON PLEAS

MASTER'S ORDER AND
JUDGMENT OF FORECLOSURE AND
SALE

(NON-JURY MORTGAGE
FORECLOSURE)

C/A NO: 2011-CP-42-3341

DEFICIENCY REQUESTED



4. That the Defendants Renaissance Investments, LLC , David F. Cooper, Christopher C. Stone, Kristopher Barone, Builders FirstSource-Southeast Group, Inc. , Signature Enterprises of the Upstate, Inc. d/b/a Westside Flooring Center, C&K of Greenville, Inc. d/b/a Carpet One Floor and Home , LANG Drywall & Painting , LLC a/k/a LANG Drywall , Arthur State Bank and Hazel's Hauling and Grading, LLC are in default as shown by Affidavit on file herein.

5. The Defendants and/or all attorneys of record were notified of the time, date, and place of the hearing in this matter.

6. According to the Affidavit filed herein, no Defendant in default is in the Military Service of the United States of America, as contemplated under the Soldiers' and Sailors' Civil Relief Act of 1940, and any amendments thereto.

7. For value received, Renaissance Investments, LLC made, executed and delivered a Note dated June 28, 2006, promising thereby to pay to the order of The National Bank of South Carolina the sum of Sixty-Five Thousand Three Hundred Forty-Four And 37/100 Dollars (\$65,344.37), with interest at 8.450 percent per annum. Other terms and conditions are stated in the Note, which is of record herein.

8. To better secure the payment of the Note described above, the said Renaissance Investments, LLC made, executed and delivered to The National Bank of South Carolina a Mortgage in writing, dated June 28, 2006, covering real property in Spartanburg County, which is the same as that described in the Complaint. The mortgage was filed on July 5, 2006, and is of record in the Office of the Register of Deeds for Spartanburg County in Mortgage Book 3696 at page 827.

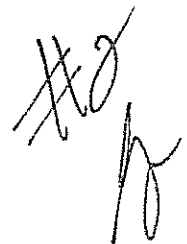
9. Thereafter by virtue of a corporate merger, The National Bank of South Carolina merged with Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and merger with the National Bank of South Carolina Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and merger with the National Bank of South Carolina is present lien holder and Plaintiff herein.

10. The above referenced instrument constitutes a first lien priority mortgage.

11. Payment due on the Note has not been made as provided for therein, and the Plaintiff, as the holder thereof, has elected to require immediate payment of the entire amount due thereon and has placed the Note and Mortgage in the hands of the attorney herein for collection.

12. I find that since the inception of this action, plaintiff's attorney has assumed responsibility for the institution of this action and has searched and updated the title on the subject property from the date the current owner received the property or the date the mortgage was executed to the date of the filing of the Lis Pendens. He has been responsible for the preparation of the following pleadings:

1. Lis Pendens
2. Summons and Complaint
3. Affidavit of Default
4. Order of Reference
5. Notice of Hearing
6. Proposed Final Decree



- 7. Notice of Sale
- 8. Transcript of Testimony
- 9. Other documents as applicable pertaining to service and finalization of this action.

Additionally, he has arranged for service of process on the defendant(s), has scheduled and attended the hearing in this matter, has provided reinstatement figures to the primary defendant, if requested, and has had telephone conversations with the defendant(s), if requested. Future duties include forwarding copies of the Decree to the defendant(s), advising the defendant(s) of the date that the property will be sold, arranging and coordinating the amount to be bid by plaintiff, representation of plaintiff at sale and preparation of after sale documentation as required. In light of the potential liabilities inherent in a property matter, the attendant responsibilities and the size of the mortgage debt, I find that the attorney fees requested by the plaintiff in the amount of one thousand three hundred and 00/100 (\$ 1,300.00) are reasonable.

13. The amount due and owing on the Note, with interest at the rate provided in the Note, and other costs and expenses of collection, including an attorney's fee, secured by the Note and Mortgage, is as follows:

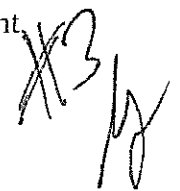
(a)	Principal due as of 11/10/2008	\$ 62,969.54
(b)	Interest from 10/10/2008 through 1/10/2012 at 8.45%	\$ 17,516.68
(c)	Late charges	\$ 1,200.00
(d)	Costs of Collections Prior to Hearing	\$ 1,850.00
(e)	Attorney Fees	\$ 1,300.00
	TOTAL DEBT secured by Note and Mortgage, including interest to date shown	\$ 84,836.22

Interest for the period from the date shown in (b) above, through the date of this Judgment at the above stated rate to be added to the above stated "Total Debt" to comprise the amount of the judgment debt entered herein and interest after the date of judgment at the rate of 8.450 percent per annum (pursuant to the terms of the Note and Mortgage) on the judgment debt should be added to such judgment debt to comprise the amount of Plaintiff's debt secured by the mortgage through the date to which such interest is computed.

FOR A FIRST CAUSE OF ACTION
(BREACH OF CONTRACT/GUARANTY)

14. The preceding allegations are hereby re-alleged and re-incorporated as if fully contained herein.

15. That on or about June 28, 2006, the Defendant, David F. Cooper, signed a Guaranty, a copy of which is attached hereto and incorporated herein as "Plaintiff's Exhibit A", whereby the Defendant, David F. Cooper agreed to be held personally liable in the event the Defendant,



Renaissance Investments, LLC, failed to make the payments required under the terms of the Promissory Note.

16. That Plaintiff is therefore entitled to Judgment against the Defendants, Renaissance Investments, LLC, and David F. Cooper, jointly and severally, in the amount of Sixty-Two Thousand Nine Hundred Sixty-Nine and 54/100 Dollars (\$62,969.54), together with interest thereon at the rate of eight and 45/100 per cent (8.450 %) per annum from October 10, 2008, through the date of Judgment.

FOR A SECOND CAUSE OF ACTION
(BREACH OF CONTRACT/GUARANTY)

17. The preceding allegations are hereby re-alleged and re-incorporated as if fully contained herein.

18. That on or about August 4, 2007, the Defendant, Christopher C. Stone, signed a Guaranty, whereby the Defendant, Christopher C. Stone, agreed to be held personally liable in the event the Defendant, Renaissance Investments, LLC, failed to make the payments required under the terms of the Promissory Note.

19. That Plaintiff is therefore entitled to Judgment against the Defendants, Renaissance Investments, LLC, and Christopher C. Stone, jointly and severally, in the amount of Sixty-Two Thousand Nine Hundred Sixty-Nine and 54/100 Dollars (\$62,969.54), together with interest thereon at the rate of eight and 45/100 per cent (8.450 %) per annum from October 10, 2008, through the date of Judgment.

FOR A THIRD CAUSE OF ACTION
(FORCLOSURE OF A NOTE AND MORTGAGE)

20. The preceding allegations are hereby re-alleged and re-incorporated as if fully contained herein.

21. That in order to better secure the payments of the said note and debt, in accordance with the terms and conditions thereof, Renaissance Investments, LLC, did execute and deliver on June 28, 2006, unto The National Bank of South Carolina, a mortgage covering the following described property:

Legal description and property address:

All that certain piece, parcel or lot of land in the County of Spartanburg, State of South Carolina, situate, lying and being known as Lot No. 6 in Section A on a plat known as "Clearview Heights" by W.N. Willis, Engineers dated April 22, 1968 and revised May 26, 1970 and recorded with the Spartanburg County Register Deeds of Plat Book 67 at Pages 322-325. Reference to which is hereby made for a more complete and particular description thereof.

This being the same property conveyed to Renaissance Investments, LLC by deed of Paul K. Lee, dated May 16, 2003 and recorded on June 13, 2003, in the Register of Deeds Office for Spartanburg County, South Carolina in Book 78-B at page 559. Thereafter, Renaissance Investment, LLC conveyed said property to David Ward and Julisu Ward by deed dated May 23, 2003 and recorded on July 3, 2003 in the Register of Deeds Office for Spartanburg County, South Carolina in Book 78-E at page 812. Thereafter,

David Ward and Julisu Ward conveyed said property to Renaissance Investments, LLC by deed dated June 28, 2006 and recorded on July 5, 2006, in Book 86-D at page 873. Thereafter, Renaissance Investments, LLC conveyed said property to Kristopher Barone by deed dated January 3, 2007 and recorded on February 15, 2007 in the Register of Deeds Office for Spartanburg County, South Carolina in Book 87-V at page 896.

137 Clearview Drive, Spartanburg, SC 29307
TMS# 3 12-00 075.00

22. Thereafter, said mortgage was recorded in Book 3696 at Page 827 on July 5, 2006, in the Office of the Register of Deeds for Spartanburg County, South Carolina.

23. Thereafter by virtue of a corporate merger, The National Bank of South Carolina merged with Synovus Bank, making Synovus Bank, formerly known as Columbus Bank and Trust Company, as successor in interest through name change and merger with the National Bank of South Carolina, the present lien holder and Plaintiff herein.

24. The above referenced instrument constitutes a first mortgage lien on the subject property.

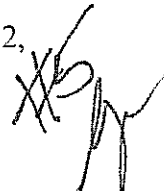
25. Thereafter, Renaissance Investments, LLC, conveyed said property unto Kristopher Barone, by deed dated January 3, 2007, and recorded February 15, 2007, in the Register of Deeds Office for Spartanburg County, South Carolina, in Book 87-V at Page 896, making Kristopher Barone the current titleholder of record of the subject property, and a Defendant herein.

26. That the Defendant, Renaissance Investments, LLC, is also made a party by virtue of that certain mortgage given to Renaissance Investments, LLC by Kristopher Barone, dated January 4, 2007 and recorded on February 15, 2007, in the Register of Deeds Office for Spartanburg County, South Carolina, in Book 3835 at page 793, in the amount of \$69,900.00.

27. That the Defendant, Builders FirstSource-Southeast Group, Inc., is made a party by virtue of a Judgment in favor of Builders FirstSource-Southeast Group, Inc., against Renaissance Investments, LLC, et al, dated October 27, 2009, and recorded on October 28, 2008, in Judgment Roll #2008-CP-42-5598, in the amount of \$6,111.67.

28. That the Defendant, Signature Enterprises of the Upstate, Inc., d/b/a Westside Flooring Center, is made a party to this action by virtue of a Judgment in favor of Signature Enterprises of the Upstate, Inc., d/b/a Westside Flooring Center against Renaissance Investments, LLC, dated June 16, 2009, and recorded on June 22, 2009, in Case #2009-CP-42-3501, in the amount of \$9,749.08.

29. That the Defendant, C&K of Greenville, Inc., d/b/a Carpet One Floor and Home, is made a party to this action by virtue of that certain Judgment in favor of C&K of Greenville, Inc., d/b/a Carpet One Floor and Home, filed against Renaissance Investments, LLC, dated October 22,

A handwritten signature in black ink, appearing to be 'X/B' followed by a stylized name, located at the bottom right of the page.

2009, and recorded October 22, 2009, in Judgment Roll #2009-CP-42-03173, in the amount of \$33,789.17.

30. That the Defendant, LANG Drywall and Painting, LLC, a/k/a LANG Drywall, is made a party to this action by virtue of that Judgment in favor of LANG Drywall, filed against Renaissance Investments, LLC, et al, dated February 28, 2010, and recorded March 1, 2010, in Case #2009-CP-42-4086, in the amount of \$80,067.35.

31. That the Defendant, Arthur State Bank, is made a party by virtue of the following:

(a.) Order for Deficiency Judgment filed against Renaissance Investments, LLC, et al, dated May 19, 2010, and recorded on May 19, 2010, in Case #2009-CP-42-6327, in the amount of \$84,643.54.

(b.) Order for Deficiency Judgment filed against Renaissance Investments, LLC, et al, dated June 15, 2010, and recorded June 15, 2010, in Case #2009-CP-42-6552, in the amount of \$6,251.90.

32. That the Defendant, Plantation Federal Bank, s/b/m to First Savers Bank, is made a party to this action by virtue of that Confession of Judgment in favor of First Savers Bank, against Renaissance Investments, LLC, dated March 17, 2009, and recorded May 7, 2010, in Case #2010-CP-42-2452, in the amount of \$245,000.00.

33. That the Defendant, Hazel's Hauling and Grading, LLC, is made a party to this action by virtue of that Judgment in favor of Hazel's Hauling and Grading, LLC, against Renaissance Investments, LLC, recorded on November 29, 2010, in Case #2009-CP-23-9203, in the amount of \$22,930.00.

34. That the Plaintiff does not waive but specifically demands judgment against the Defendant(s), Renaissance Investments, LLC, David F. Stone and Christopher C. Stone for the full amount found to be due to Plaintiff on the note and mortgage held by plaintiff, with the right to enter personal judgment against the Defendant(s) for any deficiency in this action remaining after sale of the mortgaged premises.

35. As a personal or deficiency judgment is demanded, the bidding will remain open for a period of thirty (30) days pursuant to S.C. CODE Ann. Section 15-39-720 (1976).

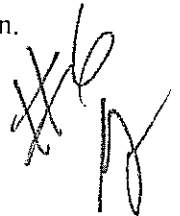
CONCLUSION OF LAW

I, therefore, conclude as follows:

1. The Plaintiff should have judgment of foreclosure of the mortgage and the mortgaged property should be ordered sold at public auction after due advertisement.

2. That Plaintiff is entitled to the relief sought in its second and third causes of action.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED:



1. There is due to the Plaintiff on the obligation and mortgage set forth in the Complaint the sum of Eighty-Four Thousand Eight Hundred Thirty-Six And 22/100 Dollars (\$84,836.22) representing the "Total Debt" due Plaintiff as set forth supra, together with interest at the rate provided therein on the balance of principal from the date aforesaid to the date hereof.

2. The amount due in the preceding paragraph (the "Total Debt" as set forth supra and later accrued interest on the principal) shall constitute the total judgment debt due the Plaintiff and shall bear interest hereafter at the rate of 8.450% percent per annum.

3. The amount of the judgment shall be subject to increase to permit the Plaintiff to recover additional costs, commissions and expenses not included in the minimum deposit previously made in compliance with S.C. Code Ann § 14-11-310 (1976). It may also increase to include supplemental compensation for attorney's services not contemplated by the initial fee award. Jurisdiction over the fee award and total debt is reserved to facilitate the assessment and payment of any such costs and/or supplemental compensation. Such additional costs, commissions and expenses may be established by affidavit and shall be adjudicated by the court without further hearing.

4. That the Defendants liable for the aforesaid mortgage debt shall, on or before the date of sale of the property hereinafter described, pay to the Plaintiff, or Plaintiff's attorney the amount of Plaintiff's debt as aforesaid, together with the costs and disbursements of this action.

5. That on default of payment at or before the time herein indicated, the mortgaged premises described in the Complaint, as hereinafter set forth, be sold by the Master in Equity at public auction at the Spartanburg County Courthouse in Spartanburg, South Carolina, on some convenient sales day hereafter (and should the regular day of judicial sales fall on a legal holiday, then and in the such event, the sales day shall be on Tuesday next succeeding such holiday), on the following terms, that is to say:

A. FOR CASH: The Master in Equity will require a deposit of Five percent (5%) on the amount of the bid (in cash or equivalent) at the time of the sale, same to be applied on the purchase price only upon compliance with the bid, but in case of non-compliance within Twenty (20) days same to be forfeited and applied to the costs and Plaintiff's debt.

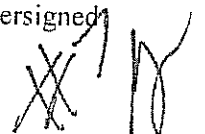
B. Interest on the balance of the bid shall be paid to the day of compliance at the rate of 8.450 percent.

C. The sale shall be subject to taxes and assessments, existing easements and easements and restrictions of record.

D. The above referenced instrument constitutes a first lien priority mortgage.

E. Purchaser to pay for Deed Stamps and costs of recording the Deed and transfer taxes on the Deed. Purchaser will pay for any statutory commission on sale from the proceeds of the sale.

6. If Plaintiff be the successful bidder at the said sale, for a sum not exceeding the amount of costs, expenses and the indebtedness of the Plaintiff in full, Plaintiff may pay to the undersigned

A handwritten signature in black ink, appearing to be 'X' followed by a stylized name, located at the bottom right of the page.

Master in Equity only the amount of the costs and expenses crediting the balance of the bid on Plaintiff's indebtedness.

7. Fourth, Plaintiff have judgment against the Defendant, Renaissance Investments, LLC, f David F. Stone and Christopher C. Stone or the full amount found to be due Plaintiff on the note and mortgage, with right to enter a personal judgment against the Defendant, Renaissance Investments, LLC, David F. Stone and Christopher C. Stone for any deficiency in this action remaining after sale of the mortgaged premises.

8. As a personal or deficiency judgment is demanded, the bidding will remain open for a period of thirty (30) days pursuant to S.C. CODE Ann. Section 15-39-720 (1976).

9. That the Master in Equity will, by advertisement according to law, give notice of the time, and place of sale, and the terms thereof; and will execute to the Purchaser, or Purchasers, a deed to the premises sold. The Plaintiff, or any other party to this action, may become a purchaser at such sale, and that if, upon such sale being made, the Purchaser, or Purchasers, should fail to comply with the terms thereof within Twenty (20) days after date of sale, then the Master in Equity may advertise the said premises for sale on the next, or some other subsequent sales day, at the risk of the highest bidder, and so from time to time thereafter until a full compliance shall be secured.

10. That the Master in Equity will apply the proceeds of the sale as follows:

FIRST: To payment of the amount of the costs and expenses of this action, including any Guardian Ad Litem fee or fees of attorneys appointed under Order of Court.

NEXT: To the payment to the Plaintiff or Plaintiff's attorney, of the amount of Plaintiff's debt and interest, so much thereof as the purchase money will pay on the same.

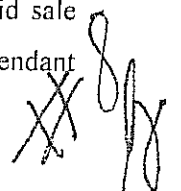
NEXT: Any surplus will be held pending further order of the court.

11. It is further ORDERED, ADJUDGED AND DECREED that in the event the successful bidder to whom the deed of conveyance has been issued subsequent to the sale is other than the Defendants in possession herein, the Sheriff of Spartanburg County is ordered and directed to eject and remove from the premises the occupants of the property sold, together with all personal property located thereon, and put the successful bidder to whom the deed of conveyance has been issued or his assigns in full, quiet and peaceable possession of said premises without delay, and to keep said successful bidder or his assigns in such peaceable possession. All valid tenant rights shall be protected.

12. And it is further ORDERED, ADJUDGED AND DECREED that each Defendant and all persons whomsoever claiming under him, her or them, be forever barred and foreclosed of all right, title, interest and equity of redemption in the said mortgaged premises so sold, or any part thereof.

13. And it is further ORDERED, ADJUDGED AND DECREED that any prior lien that has been paid in full is hereby satisfied and cancelled of record.

14. IT IS FURTHER ORDERED that the Deed of conveyance made pursuant to said sale shall contain the names of only the first named Plaintiff and the first named Defendant and the Defendant

Handwritten signature and initials in the bottom right corner of the page.

who was the titleholder of the mortgaged property at the time of filing of the Notice of Pendency of the within action, and the name of the Grantee, and the Register of Deeds is authorized to omit from the indices pertaining to such conveyance the names of all parties not contained in said Deed.

15. The Master in Equity will retain jurisdiction to do all necessary acts incident to this foreclosure including, but not limited to, the issuance of a Writ of Assistance.

16. Upon issuance of a Master in Equity Report on Sale and Disbursements, the Register of Deeds is directed to release of record the mortgage lien being foreclosed, which mortgage lien is described as follows:

That Mortgage originally given to The National Bank of South Carolina by Renaissance Investments, LLC, dated 6/28/2006 and recorded 7/5/2006, in Mortgage Book 3696 at page 827.

17. The following is a description of the premises herein ordered to be sold:

LEGAL DESCRIPTION AND PROPERTY ADDRESS:

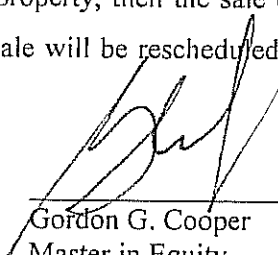
All that certain piece, parcel or lot of land in the County of Spartanburg, State of South Carolina, situate, lying and being known as Lot No. 6 in Section A on a plat known as "Clearview Heights" by W.N. Willis, Engineers dated April 22, 1968 and revised May 26, 1970 and recorded with the Spartanburg County Register Deeds of Plat Book 67 at Pages 322-325. Reference to which is hereby made for a more complete and particular description thereof.

This being the same property conveyed to Renaissance Investments, LLC by deed of Paul K. Lee, dated May 16, 2003 and recorded on June 13, 2003, in the Register of Deeds Office for Spartanburg County, South Carolina in Book 78-B at page 559. Thereafter, Renaissance Investment, LLC conveyed said property to David Ward and Julisu Ward by deed dated May 23, 2003 and recorded on July 3, 2003 in the Register of Deeds Office for Spartanburg County, South Carolina in Book 78-E at page 812. Thereafter, David Ward and Julisu Ward conveyed said property to Renaissance Investments, LLC by deed dated June 28, 2006 and recorded on July 5, 2006, in Book 86-D at page 873. Thereafter, Renaissance Investments, LLC conveyed said property to Kristopher Barone by deed dated January 3, 2007 and recorded on February 15, 2007 in the Register of Deeds Office for Spartanburg County, South Carolina in Book 87-V at page 896.

137 Clearview Drive, Spartanburg, SC 29307

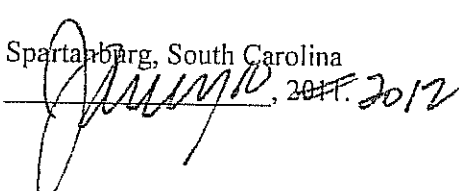
TMS 3 12-00 075.00

18. IT IS FURTHER ORDERED that if the Plaintiff or the Plaintiff's representative does not appear at the scheduled sale of the above-described property, then the sale of the property will be null, void and of no force and effect. In such event, the sale will be rescheduled for the next available sales day.



Gordon G. Cooper
Master in Equity
For Spartanburg County

Spartanburg, South Carolina


JULY 10, 2012

