

NAMES AND ADDRESSES OF ALL MORTGAGORS Pete Katsourinos Eula Katsourinos 17 Greenfield Street Greenville, SC		MORTGAGEE ADDRESS C.I.T. FINANCIAL SERVICES 10 W. Stone Avenue Greenville, SC			
LOAN NUMBER	DATE 2-23-76	DATE FINANCE CHARGE BEGINS TO ACCRUE 2-27-76	NUMBER OF PAYMENTS 60	DATE DUE EACH MONTH 27	DATE FIRST PAYMENT DUE 3-27-76
AMOUNT OF FIRST PAYMENT \$ 118.00	AMOUNT OF OTHER PAYMENTS \$ 118.00	DATE FINAL PAYMENT DUE 2-27-81	TOTAL OF PAYMENTS \$ 7080.00	AMOUNT FINANCED \$ 5096.30	

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$25,000

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to the above named Mortgagee in the above Total of Payments and all future and other obligations of Mortgagor to Mortgagee, the Maximum Outstanding at any given time not to exceed said amount stated above, hereby grants, bargains, sells, and releases to Mortgagee, its successors and assigns, the following described real estate together with all present and future improvements

Greenville All that lot of land in Bulter Township, Greenville County, State of South Carolina, being known and designated as Lot 17 of Greenfields as shown on plat thereof recorded in the RMC Office for Greenville County in Plat Book XX at page 103 and having according to said plat the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of Greenfield Drive at the joint front corner of Lots 1 and 17 and running thence along the line of Lot 1, S. 17-50 E. 125.0 feet to an iron pin at the joint rear corner of Lots 1 and 2; thence along the line of Lot 2, S. 62-45 E. 70.8 feet to an iron pin at the joint rear corner of Lots 2, 15, and 17; thence along the line of Lot 15, N. 27-08 E. 70.8 feet to an iron pin at the joint rear corner of Lots 15 and 16; thence along the line of Lot 16, N. 17-50 W. 125.0 feet to an iron pin on the southern side of Greenfield Drive; thence along Greenfield Drive; thence along Greenfield Drive S. 72-10 W. 100.0 feet to the beginning corner.

This is the same lot conveyed to grantors by W. H. Alford in deed recorded October 22, 1970 in deed vol. 901 page 79 of the RMC Office for Greenville County, S.C. and is conveyed subject to recorded restrictions, easements or rights of way, or those shown on the ground.

TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever.

If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

Mortgagor agrees to pay all taxes, fees, assessments, obligations, prior encumbrances, and any charges whatsoever against the above described real estate as they become due. Mortgagee also agrees to maintain insurance in such form and amount as may be satisfactory to Mortgagee in Mortgagee's favor.

If Mortgagor fails to make any of the above mentioned payments or fails to maintain satisfactory insurance, Mortgagee may, but is not obligated to, make such payments or effect insurance in Mortgagee's own name, and such payments and expenditures for insurance shall bear interest at the highest lawful rate if not prohibited by law, shall be a lien hereunder on the above described real estate, and may be enforced and collected in the same manner as the other debt hereby secured.

Upon any default, all obligations of Mortgagor to Mortgagee shall become due, at the option of Mortgagee, without notice or demand.

Mortgagor agrees in case of foreclosure of this mortgage to pay a reasonable attorney's fee as determined by the court in which suit is filed and any court costs which shall be secured by this mortgage and included in judgment of foreclosure.

This mortgage shall extend, consolidate and renew any existing mortgage held by Mortgagee against Mortgagor on the above described real estate.

In Witness Whereof, (I-we) have set (my-our) hand(s) and seal(s) the day and year first above written.

Signed, Sealed, and Delivered  
in the presence of

*Delvia S. Moore*  
(Witness)

*CIT FINANCIAL SERVICES* (LS)

*J. Moore*  
(Witness)

*Pete Katsourinos* (LS)