

NAMES AND ADDRESSES OF ALL MORTGAGORS NICK NETCHAEFF JUDITH NETCHAEFF RT. 4 COLEMAN DR. TRAVELERS REST S.C. 29690		MORTGAGEE: CIT. FINANCIAL SERVICES ADDRESS: P. O. Box 2423 Greenville, S.C. 29602			
LOAN NUMBER	DATE	DATE FINANCE CHARGE BEGINS TO ACCRUE IF OTHER THAN DATE OF TRANSFER	NUMBER OF PAYMENTS	DATE DUE EACH MONTH	DATE FIRST PAYMENT DUE
	10-18-76	10-22-76	60	22	11-22-76
AMOUNT OF FIRST PAYMENT	AMOUNT OF OTHER PAYMENTS	DATE FINAL PAYMENT DUE	TOTAL OF PAYMENTS	AMOUNT FINANCED	
\$ 74.00	\$ 74.00	10-22-81	\$ 4440.00	\$ 3043.01	

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

thereon situated in South Carolina, County of Greenville
 All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville State of South Carolina, on the east side of Coleman Drive being known and designated as Lot 86 and a portion of Lot 87 as shown on plat of Coleman Heights made by Terry T. Dill, February, 1958, recorded in the RMC Office for Greenville, S.C. in Plat Book RR, Page 115, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at a iron pin on the east side of Coleman Drive at the joint corner of Lots 85, 84 and 86 and runs thence along the line of Lot 84 N. 75-57 E. 172.5 feet to an iron pin thence along the line of Lots 81 and 82 S. 79-22 E. 182.3 feet to an iron pin at the corner of Lot 87; thence along the line of Lot 82 S. 79-22 E. 73.6 feet to an iron pin in the line of Lot 82; thence with a new line through Lot 87 S. 67-53 W. 355.5 feet to an iron pin on the east side of Coleman Drive; thence along Coleman Drive N. 23-15 W. 50 feet to an iron pin at the joint corner of Lots 86 and 87; thence continuing along Coleman Drive N. 23-15 W. 150 feet to the beginning corner.

This being the same property conveyed to Nick Netchaeff and Judith Netchaeff by M and M Const- TO HAVE AND TO HOLD all and singular the real estate described above unto said Mortgagee, its successors and assigns forever. ruption by deed dated the 12th day of May, 1972 and recorded in the RMC Office for Greenville If Mortgagor shall fully pay according to its terms the indebtedness hereby secured then this mortgage shall become null and void.

County on May 15, 1975, in deed book 943 at page 340
 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. Mortgagor 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

J. C. Owen
 (Witness)
J. H. McClench
 (Witness)

Nick Netchaeff (L.S.)
Judith L. Netchaeff (L.S.)