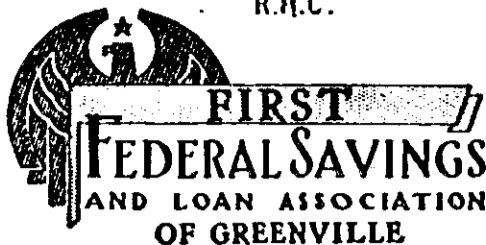


GREENVILLE, S. C.

JUN 4 4 32 PM '75

DONNIE S. TANKERSLEY
R.M.C.

1340-881



State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Alex Koutsoukis and Pete Poulos (Zaharopoulos)

(hereinafter referred to as Mortgagor) (SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Seventy-five Thousand and no/100-----(\$ 75,000.00)

Dollars, as evidenced by Mortgagor's promissory note of even date herewith, which note a provision for escalation of interest rate (paragraphs 9 and 10 of this mortgage provides for an escalation of interest rate under certain conditions), said note to be repaid with interest as the rate or rates therein specified in installments of

Eight Hundred Five and 96/100-----(\$ 805.96) Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 15 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Northern side of Wade Hampton Boulevard, and being shown as a .44 acre tract of land on a survey for Alex Koutsoukis and Pete Poulos, dated February 28, 1975, and prepared by Carolina Surveying Co., and according to said plat having the following metes and bounds, to-wit: Beginning at an iron pin on the Northern edge of the Right-of-Way of Wade Hampton Boulevard, said point being some 228.85 feet from an iron pin at the Northeastern corner of the intersection of Wade Hampton Boulevard and Edwards Mill Road, thence N. 39-39 W. 209.7 feet to an iron pin; thence N. 74-17 E. 110.5 feet to an iron pin; thence N. 52-32 E. 4 feet to an iron pin; thence S. 39-39 E. 165 feet to an iron pin on the Northern side of Wade Hampton Boulevard Right-of-Way; thence with the said right-of-way S. 50-30 W. 105 feet to an iron pin, the point of beginning.

ALSO:

All of our interest in and to an Easement appurtenant in favor of the Mortgagors by Robert W. Edwards dated March 18, 1975, recorded March 20, 1975, in Deed Book 1015 at page 810, granting Mortgagors the right of ingress and egress to the within described property from Edwards Mill Road.

The Mortgagors herein also assign, as additional security, their interest in a certain Lease between the mortgagors and Rose M. Cunningham, being dated April 11, 1975, covering property adjoining with the above described property so that, in the event it becomes necessary for the mortgagee herein to foreclose the within mortgage, that the successful bidder at any foreclosure sale would be entitled to assume the Lessees' rights and obligations under said Lease, subject to the terms thereof.



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