

NAME AND ADDRESS OF MORTGAGOR Joseph Hunt Ira Hunt 83 Zet Court Greenville, S.C.		MORTGAGEE CIT Financial Services, Inc. 46 Liberty Lane Greenville, S.C. 29606			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	11-17-71	\$ 3660.00	\$ 915.00	\$ 130.71	\$ 2614.29
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	6th	1-6-72	\$ 61.00	\$ 61.00	12-6-76

THIS MORTGAGE SECURES FUTURE ADVANCES — MAXIMUM OUTSTANDING \$10,000.00

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to Universal C.I.T. Credit Company (hereafter "Mortgagee") in the above Total of Payments and all future advances from Mortgagee to Mortgagor, 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 improvements thereon situated in South Carolina, County of Greenville. All those certain pieces, parcels or lots of land in Gantt Township, County and State aforesaid, being known as lots nos. 6 and 8 on plat of property of Zet Smith, known as "Smith Heights", said plat being made by C. O. Riddle, Sur., April, 1953, recorded in R.M.C. Office for said County in Plat Book "BB", page 147, and having, according to said plat, the following metes and bounds, to-wit:
 LOT NO. 6: BEGINNING at iron pin on the southeastern side of Zet Court, joint front corner of lots nos. 7 and 6, and running thence with Zet Court, N. 53-00 E., 55.2 feet to an iron pin; thence continuing with Zet Court, N. 66-28 E., 26.5 feet to an iron pin, joint front corner of lots nos. 6 and 5; thence with the common line of lots nos. 6 and 5, S. 29-37 E., 165 feet to an iron pin, joint rear corner of lots nos. 6 and 5; thence with rear line of lot no. 6, S. 82-37 W., 69 feet to iron pin; joint rear corner of lots nos. 6 and 7; thence with the common line of lots nos. 6 and 7, N. 37-00 W., 130.8 feet to the beginning corner. Said lot is conveyed subject to twenty-five (25) foot building lines and also subject to five (5) foot drainage easement along the rear of said lot as shown on the plat referred to above.
 LOT NO. 8: BEGINNING at iron pin on the southeastern side of Zet Court, joint front corner of lots nos. 8 and 7, running thence with the common line of lots nos. 8 and 7, S. 37-00 E., 106 feet to an iron pin, joint rear corner of lots 8 and 7; thence with the rear line of lot no. 8, S. 62-27 W., 298.5 feet to iron pin; joint rear corner of lots nos. 8 and 9; thence with the common line of lots nos. 8 and 9, N. 39-49 W., 50.4 feet to iron pin on the southeastern side of Zet Court, joint front corner of lots nos. 8 and 9; thence running with Zet Court, N. 50-11 E., 143 feet, more or less, to an iron pin; thence continuing with Zet Court, N. 53-00 E., 157.5 feet to the beginning corner.
 TO HAVE AND TO HOLD all and singular the premises described above unto the said Mortgagee, its successors and assigns forever.
 Said lot is conveyed subject to the twenty-five (25) foot building line; also subject to drainage easement across and along the rear of said lot as shown on the plat referred to above.
 If the 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, assessments and charges against the above-described premises.

Mortgagor also agrees to maintain insurance in such form and amount as may be satisfactory to the Mortgagee in Mortgagee's favor, and in default thereof Mortgagee may, but is not obligated to, effect said insurance in its own name.

Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate if not prohibited by law, and may be enforced and collected in the same manner as the debt hereby secured.

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

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, we have set our hands and seals the day and year first above written.

Signed, Sealed, and Delivered
In the presence of

Jan E. Hedger (Witness)
Joseph Hunt (L.S.)
Ira Hunt (L.S.)