

NAME AND ADDRESS OF MORTGAGOR Wallace T. Hall Rt. 1 Greer, S.C.		MORTGAGEE: UNIVERSAL C.I.T. CREDIT COMPANY CIT Financial Services 116 Liberty Lane Greenville, S.C.			
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	12-13-71	\$ 3240.00	\$ 925.71	\$ 115.71	\$ 2314.29
NUMBER OF INSTALLMENTS	DATE FIRST INSTALLMENT DUE	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	1	2-1-72	\$ 54.00	\$ 54.00	1-1-77

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 of 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 one-half undivided interest and to all of that certain piece, parcel or lot of land in said State and County, Chick Springs Township, about one mile east from the Brushy Creek Baptist Church, lying on the North side of the Greer-Brushy Creek Road (lower road) being a part of tracts 7 and 8 as shown on a plat of Property of J.B. Burnett Estate, made by HS Brogman, Surveyor, October 23rd, 1939, being bounded on the north by other portions of tracts 7 and 8, on the east by other portions of tract No. 8 on the south by the said road, and on the west by other portions of tract 5, and having the following courses and distances: Beginning on a nail and stopper in the center of said road and being the point corner of the new line in the division of tracts 7 and 8, and runs thence with the said new line N 36-06 W 210 feet to an iron pin on said line; thence S 88-30 W 500 feet to an iron pin; thence a new line S 5-40 E 252 feet to a nail and stopper in the center of said Brushy Creek Road; thence with the center of S 86-10 E 100 feet to a bend; thence N 89-40 E 100 feet to a bend; thence N 80-45 E 100 feet to a bend; thence N. 72-30 E 85 feet to a bend; thence N 63-34 E 140 feet to the beginning corner and containing three and two-tenths (3.2) acres, more or less, and being II of the same tract of land conveyed to me and Wallace T. Hall by deed dated the 10th, Day of December 1948 and being recorded in the Office of R.M.C. for Greenville County in Deed Book Vol. 1369 at page 115.

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

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.

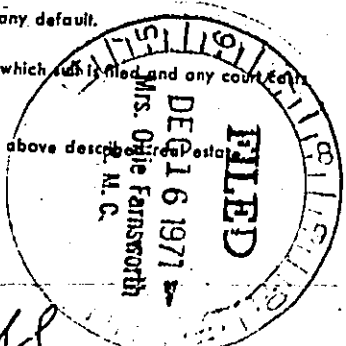
Any amount which Mortgagee may expend to discharge any tax, lien, assessment, obligation, covenant, insurance premium, prior mortgage or any charge whatsoever in connection with the above described real estate shall be an additional lien secured by this mortgage with interest at the highest lawful rate 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 such foreclosure 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 premises.

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

[Signature]
(Witness)

[Signature]
(Witness)

[Signature]
Wallace T. Hall (L.S.)

.....(L.S.)