

NAME AND ADDRESS OF MORTGAGOR Jim Smith Margaret Smith 107 A Cagle Street Greenville, S.C.		MORTGAGE NUMBER 16610		MORTGAGEE CIT Financial Services, Inc. 46 Liberty Lane Greenville, S.C.	
LOAN NUMBER	DATE OF LOAN	AMOUNT OF MORTGAGE	FINANCE CHARGE	INITIAL CHARGE	CASH ADVANCE
	12-10-71	\$ 7440.00	\$ 2077.04	\$ 200.00	\$ 5362.96
NUMBER OF INSTALLMENTS	DATE DUE EACH MONTH	DATE FIRST INSTALLMENT DUE	AMOUNT OF FIRST INSTALLMENT	AMOUNT OF OTHER INSTALLMENTS	DATE FINAL INSTALLMENT DUE
60	30	1-30-72	\$ 124.00	\$ 124.00	12-30-76

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

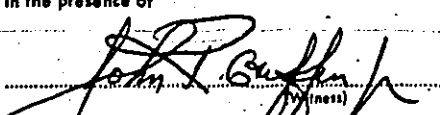

NOW, KNOW ALL MEN, that Mortgagor (all, if more than one), to secure payment of a Promissory Note of even date from Mortgagor to Universal C.I.T. Credit Company (hereafter "Mortgagee") in the above Total of Payments and all future advances from Mortgagee to Mortgagor, the Maximum Outstanding at any given 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

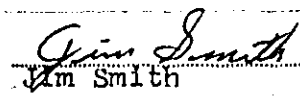
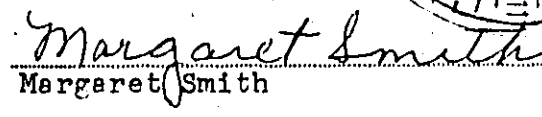
together with all improvements thereon situated in South Carolina, County of Greenville  
 All that certain piece, parcel or lot of land situate, lying and being in the City of Greenville, Greenville County, State of South Carolina, and being known and designated as Lot Number One on plat of property of John Henry Smith as made September 26, 1949 by Pickell & Pickell, Engineers, and being described by metes and bounds as follows, to wit:  
 Beginning at an iron pin on the Northeastern line of a certain 16 foot alley shown on said plat and running thence North 42-57 West along the line of said alley Seventy feet to an iron pin; thence North 48-10 East Fifty feet to an iron pin; thence South 42-57 East Seventy feet to an iron pin; thence South 48-10 West Fifty feet to the place of beginning; together with the right to use for purposes of ingress and egress, jointly with the owner of Lot Number Two, that certain 9 foot alley or strip of land running from Lot Number One to Cagle Street and designated on said plat as a party drive. The lot of land herein described is part of the South end of Lot Six of Block B of the Cagle-Mauldin Subdivision, shown on plat recorded in Plat Book "E" at page 242 in the RMC office.

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 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  
  


  
 Jim Smith  
  
 Margaret Smith (L.S.)

