

OLLIE FARNSWORTH, ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, George W. Riebe, Jr. and Mary S. Riebe

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Four Thousand, Three Hundred Thirty-eight & no/100- Dollars (\$4,338.00) due and payable in thirty-six (36) monthly installments of \$120.50 each commencing on the _____ day of July, 1972, and on the same date of each successive month thereafter until paid in full, payments including principal and interest;

~~with interest thereon from date of the note at the rate of 11 1/2% per annum, to be paid monthly~~

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, known and designated as Lot No. 4 on plat of Hudson Acres subdivision recorded in plat book Y at pages 38 and 39 of the RMC Office for Greenville County, S. C., said lot having a frontage of 175 feet on the west side of Rockmont Road, a depth of 312.6 feet on the south side, a depth of 273 feet on the north side, and a rear width of 179.6 feet.

This mortgage is junior in rank to a mortgage held by Aiken Loan and Security Company dated July 16, 1964 and recorded in the R. M. C. Office for Greenville County in REM Volumn 965, at page 465. This mortgage was subsequently assigned to Western and Southern Life Insurance Company, Inc. in REM Volumn 965, at page 592.

Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.