MORTGAGE OF REAL ESTATE -

GREENVILLE CO.S.C

200 1438 at 918

STATE OF SOUTH CAROLINA COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE THOU MAY CONCERN: $f_{i,j}H_{i,j}U_{i,j}$

WHEREAS. Bobby L. Rabb and Eva B. Rabb

(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 Six Thousand Five Hundred Fourteen Dollars and Twenty Cents Dollars (\$ 6,514.20) due and payable

according to the terms thereof, said Note being incorporated herein by reference

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WHEREAS, the Mortgagor may bereafter 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 Mortgigor, 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 Mortgagoe 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 Mortgager 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, near Greenville, on the northern side of Picadilly Drive and being known and designated as Lot No. 21, Section A. of Mayfair Estates as shown on plat thereof recorded in the R.M.C. Office for Greenville County in Plat Book "S" at Page 99 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the North side of Picadilly Drive at the joint front corner of Lots Nos. 21 and 22 and running thence along said Drive S. 83-17 W. 50 feet to an iron pin; thence along the line of Lot No. 20 N. 6-43 W. 165 feet to an iron pin; thence N. 83-17 E. 50 feet to an iron pin; thence along the line of Lot No. 22 S. 6-43 E. 165 feet to the point of beginning.

THIS being a second mortgage being subject to that first mortgage given to Cameron Brown Company and being recorded in the R.M.C. Office for Greenville County in Mortgage Book 926 at Page 417, in the original amount of \$ 7,900.00

THIS being the same property as conveyed to the Mortgagor by deed of Charles E. Towe and Daisy R. Towe and being recorded in the R.M.C. Office for Greenville County in Deed Book 726 at Page 102.

THE address of the Mortgagee herein is: P. O. Box 544, Travelers Rest, South Carolina 29690

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of 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 r ch fixtures and equipment, other than the wisual bousehold 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, soor sorts and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises herreinabove described in ree 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 berein. 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.

GREENVILLE OFFICE SUPPLY CO. INC.

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