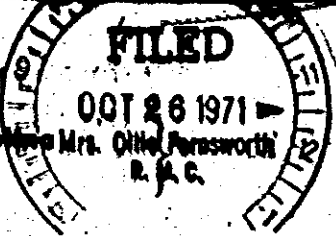


OCT 26 1971



11763 BOOK 1211 PAGE 369

State of South Carolina
County of Spartanburg

MORTGAGE BOOK 13 PAGE 132

name of Mortgagor(s)

TO ALL WHOM THESE PRESENTS MAY CONCERN: Hans Van Geer

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS

WHEREAS, the Mortgagor is well and truly indebted unto SPARTANBURG BANK AND TRUST COMPANY, a South Carolina corporation, (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even herewith, the terms of which are incorporated herein by reference, in the sum of

Thirteen-hundred, sixty-eight and 72/100-----

Dollars (\$ 1368.72), with interest thereon from date at the rate as specified in said promissory note, said principal and interest to be repaid as therein stated.

WHEREAS, the Mortgagor may hereafter become indebted to the 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 purpose

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 Mortgagee 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) the Mortgagor in hand well and truly paid by the Mortgagee at and before making and delivery of these presents the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, released and conveyed unto the Mortgagee

Lot #1 on Plat for Peter H. Murr dated January 2, 1961, by S. K. Campbell Reg. #996

FILED GREENVILLE, S.C. 10-16-71 3 21 PM '71
RECORDED & INDEXED
PAID \$ 1.00
20094

The obligated within mortgagee has been paid, and cancelled. He w. this mortgage of the records hereby authorized. This is the day of 1971. Witness: [Signatures]

together with all and singular the rights, members, hereditaments and appurtenances to the same belonging or 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 and any other equipment or 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 successors and assigns forever.

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

The Mortgagor covenants and agrees as follows:

- 1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said promissory note, at the times and in the manner therein provided.

RECORDED AND CANCELLED ON RECORD AT 3:21 O'CLOCK P.M. NO. 20094

[Signatures]