

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FILED
GREENVILLE CO. S. C.
DEC 26 11 25 AM 1967
OLLIE FARNSWORTH
R.M.C.

MORTGAGE OF REAL ESTATE BOOK 1080 PAGE 307

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, THEODORE R. SIEFERT AND LOUISE A. SIEFERT

(hereinafter referred to as Mortgagor) is well and truly indebted unto STATE BANK & 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 -----

---TWENTY THOUSAND AND NO/100----- Dollars (\$ 20,000.00) due and payable

pursuant to terms of Note executed for SBA Lban No. SBLP 707649 00 05 COLA(T)

with interest thereon from date at the rate of / as provided in above mentioned Note per centum per annum, to be paid:

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, at the southwesterly corner of intersection of Arbutus Trail and Lockwood Avenue, in the City of Greenville, S. C., being shown as Lot No. 51 on the plat of Elletson Acres as recorded in the R.M.C. Office for Greenville County, S. C. in Plat Book EE, page 161 and having, according to said plat, the following metes and bounds:

Beginning at an iron pin on the southerly side of Arbutus Trail, at the joint front corner of Lots 51 and 52 and running thence along the joint line of said lots S. 29-12 E. 177.2 feet to an iron pin in the line of Lot 73; thence with the line of Lot 73 and continuing with the line of Lot 74 N. 53-38 E. 127 feet to an iron pin on the westerly side of Lockwood Avenue, which pin is the joint corner of Lots 74 and 51; thence along the westerly side of Lockwood Avenue N. 41-37 W. 148 feet to an iron pin; thence around the corner of the intersection of Lockwood Avenue and Arbutus Trail and following the curvature thereof N. 81-23 W. 31 feet to an iron pin on the southerly side of Arbutus Trail; thence along the southerly side of Arbutus Trail S. 58-40 W. 70 feet to the beginning corner.

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.

SATISFIED AND CANCELLED OF RECORD
30th DAY OF June 19 88
Bennie S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:01 O'CLOCK A. M. NO 58433

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 108 PAGE 626