MORTGAGE OF REAL ESTATE — Prepared by EDWARDS & McPHERSON, Attorneys at Law
Greenville, S. C. — Greer, S. C.

FILED
GREENVILLE CO. S. C.

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STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

FEB 12 2 33 PM '73

DONNIE S. TANKERSLEY
R.H.C.

REGULATION Z
COMPLIED WITH

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Wilhelm H. Liebenau and Cecile B. Liebenau

(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 Five Thousand Nine Hundred Eighty-Four and 64/100ths Dollars ($ 5,984.64) due and payable in 72 monthly installments of Eighty-Three and 12/100ths ($83.12) Dollars commencing on the 1st day of April, 1973, and on the same date of each successive month thereafter until paid in full.

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 the buildings and improvements thereon in Bates Township, Greenville County, State of South Carolina, near Travelers Rest, located on the west side of Loraine Drive and the north side of Lowell Street and being known and designated as Lot No. 28, as shown on a revised map of Tracts 58, 59 and 60 of a subdivision known as Meadowbrook Farms, a plat of which is recorded in the RMC Office for Greenville County, South Carolina in Plat Book VV, Page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the west side of Loraine Drive at the joint corner of Lots 28 and 29 and runs thence along the line of Lot 29 S. 77-42 W. 162.8 feet to an iron pin; thence along the line of Lot 27 S. 12-18 E. 140 feet to an iron pin on the north side of Lowell Street; thence along Lowell Street N. 77-42 E. 142.8 feet to an iron pin at the intersection of Lowell Street and Loraine Drive; thence with the curve of said street and drive (the chord being N. 32-42 E. 28.3 feet) to an iron pin on the west side of Loraine Drive; thence along Loraine Drive N. 12-18 W. 120 feet to the beginning corner.

Together with all and singular rights, members, hereditaments, 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.