GREE

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

OREENVILLE CO. S. C.

JUL 30 11 113 AH '69 MORTGAGE OF REAL ESTATE BOOK 1132 PAGE 581

OLLIE FARMSWORDTALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS .- Bernard W. Siebel Mand Kathryn H. Siebel -----

(hereinafter referred to as Mortgagor) is well and truly indebted unto ---E. Mitchell Arnold----

with interest thereon from date at the rate of Six (6%)per centum per annum, to be paid: quarterly

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 rums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration of the Orthers sum of Three Dollars (3,000) to the Mortgagoe in hand well and truly paid by the Mortgagoe 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, tell and release unto the Mortgago, accurate and Salars.

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All that piece, parcel or lot of land, lying and being situate on the easterly side of Spring Forest Drive , near the Town of Simpsonville, in the County of Greenville, State of South Carolina, being known and designated as Lot No. 1, according to Map No. 1 of Spring-Forest Estates, prepared by C. O. Riddle, RLS, dated November, 1956 as recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book KK at Page 117 and having according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the easterly side of Spring Forest Drive at joint front corner of Lots 1 and 2 and running thence along the joint line of the said lots S. 69-01 E. 495.2 feet to an iron pin on the westerly boundary of Lot 16; thence N. 5-53 E. 502.6 feet to an iron pin at joint rear corner of Lots 1 and 17 on the southerly side of Spring Forest Drive; thence along Spring Forest Drive on an angle, the chord of which is N. 88-33 W. 133.7 feet to an iron pin; thence further along said Drive on an angle, the chord of which is S. 74-57 W. 100 feet to an iron pin; thence further along said Drive on an angle, the chord of which is S. 62-58 W. 100 feet to an iron pin; thence further along said Drive on an angle, the chord of which is S. 50-59 W. 100 feet to an iron pin; thence further along said Drive on an angle, the chord of which is S. 38-59 W. 100 feet to an iron pin; thence further along said Drive on an angle, the chord of which is S. 20-59 W. 100 feet to an iron pin; thence further along said Drive S. 20-59 W. 27 feet to an iron pin at joint front corner of Lots 1 and 2, the point of beginning, said tract containing 3.78 acres, according to said plat.

Together with all and singular rights, members, herditaments, and apportanances to the same belonging in any way incident or apportaining, and of all the rents, issues, and profits which may arise or be had thereform, and including all healing, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it beings 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 lowfully 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 lines and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and signify it has said premises unto the Mortgagor forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.