

MORTGAGE OF REAL ESTATE—Offices of PYLE & PYLE, Attorneys at Law, Greenville, S. C.

FILED
GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

OCT 27 3 15 PM 1965
MORTGAGE OF REAL ESTATE

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TO ALL WHOM THESE PRESENTS MAY CONCERN:
R. M. C.

WHEREAS, CARLOS R. CISSON and BARBARA B. CISSON

(hereinafter referred to as Mortgagor) is well and truly indebted unto ROBINSON CONSTRUCTION CO., INC.

(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 Two Thousand Five Hundred and no/100

Dollars (\$ 2,500.00) due and payable
Forty and no/100 (\$40.00) Dollars per month beginning thirty (30) days from date and a like amount each month thereafter until paid in full, payments to apply first to interest and balance to principal, mortgagor reserving the right of anticipating the entire balance or any part thereof at any time, without penalty.

with interest thereon from date at the rate of 6% per centum per annum, to be paid monthly.

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, and being shown as Lot 21 on a plat of Section 2, Farmington Acres, recorded in the R. M. C. Office for Greenville County in Plat Book "BBB", Page 27, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly side of Delray Circle at the joint front corner of Lots 21 and 22 and running thence with the common line of said lots, N. 37-15 W., 155 feet to an iron pin; thence S. 52-45 W., 100 feet to an iron pin; thence S. 37-15 W., 155 feet to an iron pin on the northwesterly side of Delray Circle; thence with said circle, N. 52-45 E., 100 feet to the point of beginning.

Also all household furnishings, furniture, and fixtures now or hereafter located in said house.

This is a purchase money mortgage and junior in lien only to that certain mortgage held by First Federal Savings & Loan Association covering the above described premises.

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.

For satisfaction see R. E. M. Book 1120 Page 306

ATTESTED AND CANCELLED UPON RECORD:
21 DAY OF March 1969
Ollie J. Janssen
R. M. C. FOR GREENVILLE COUNTY, S. C.
S. H. J. Janssen P. M. NO. 22352