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MORTGAGE OF REAL ESTATE

FILED GREENVILLE CO. S. C.

BOOK 1530 PAGE 823

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

JAN 23 3 06 PM '81
DANNIE S. TANKERSLEY
R.H.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Larry O. Cisson, JR. and Sheila Cisson

(hereinafter referred to as Mortgagor) is well and truly indebted unto

FinanceAmerica Corporation

(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

Ten Thousand One Hundred Fifty-two Dollars (\$ 10,152.00 due and payable in seventy-two (72) equal installments of One Hundred Forty-one Dollars (\$141.00) permonth the first payment is due February 26, 1981, and the remaining payments are due on the 26th day of eh remaining months

with interest thereon from 1-26-81 at the rate of 18.00 per centum per annum, to be paid: in 72 equal installments of \$141.00 per month the first payment is due 2-26-81 and the remaining payments are due on the 26th day of the remaining months.

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, the Mortgagee's heirs, 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

ALL that piece, parcel or lot of land, together with all buildings and improvements thereon, situate, lying and being on the northern side of Crestmore Drive, in Greenville County, South Carolina, being shown and designated as Lot No. 52 on a plat of GRANDVIEW made by Woodward Engineering Company dated March 1957, recorded in the RMC Office for Greenville County, S.C. in Plat Book KK, Page 93, reference to which is hereby craved for the metes and bounds therof.

THE above described property is the same conveyed to the granters herein by deed of Terril D. Norman, et al recorded in Deed Book 1055 page 281 on April 22, 1977, and is hereby conveyed subject to rights of way, easements, conditions, roadways, setback lines and restrictive covenants reserved on plats and other instruments of public record and actually existing on the ground affecting said property.

THE grantee herein agree tnd assume to pay Greenville County property taxes for the taxyear 1978 and subsequent years.

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Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all 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 is 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.

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