

1.75 AUG 12 1966

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MORTGAGE

BOOK 1038 PAGE 69

KNOW ALL MEN BY THESE PRESENTS, that Fred Cisson, Jr. and
 Mrs. Josie Cisson A/K/A Josephine B. Cisson, his mother, of
Greenville County, State of South Carolina, hereinafter whether one or more called the "Mortgagor", has become
 justly indebted to Home Improvement & Supply Company of
Greenville County, State of South Carolina, hereinafter called the "Mortgagee",
 in the sum of Two Thousand Nine Hundred Twenty-Five & No/100 DOLLARS (\$ 2925.00)
 evidenced by a promissory note of even date herewith in the total amount set forth above, payable in Sixty (60)
 monthly instalments in the sum of Forty-Eight & 75/100 DOLLARS (\$ 48.75),
 the first payment commencing on the 5th day of September, 1966, and continuing on
 the same day of each month thereafter until fully paid, together with late charges of five (5) cents per \$1.00 on each instal-
 ment not paid within ten (10) days of the due date, but not exceeding the lawful maximum, and interest after maturity at the
 rate of 6% per annum.

NOW, for and in consideration of the aforesaid indebtedness and to secure the prompt payment of the same, Mortgagor
 has bargained and sold and does hereby grant, bargain, sell and convey unto the said Mortgagee, his successors and assigns,
 the following described lot or parcel of land situated in Greenville County, State of South Carolina, to-wit:

Being Lot 93 and the northern one-half of Lot 92, Block C, City View,
 as shown on a plat thereof recorded in the Office of the R.M.C. for
 said County in Plats Book A, Page 460.

Together with all rights, members, privileges, hereditaments, easements and appurtenances belonging or appertaining,
 Mortgagor hereby covenants and warrants to the Mortgagee, his heirs, successors and assigns, that he has a fee simple
 title to said property, free from all encumbrances except:

TO HAVE AND TO HOLD all and singular the aforesaid premises unto the Mortgagee forever, provided
 always that if the Mortgagor shall and will pay to the order of the Mortgagee, according to its tenor and effect, that certain
 promissory note of even date herewith and secured hereby and any other sums which become owing by the Mortgagor to the
 Mortgagee prior to cancellation hereof, then this mortgage shall cease, terminate and be void, otherwise to remain in full
 force and effect.

The Mortgagor agrees and covenants to pay all taxes and special assessments against the property and agrees to pay
 all taxes levied under the laws of this State on the indebtedness secured hereby. Mortgagor further covenants and agrees
 that he will at all times until the release of this mortgage keep in force a policy of insurance on that portion of the mort-
 gaged property which is insurable covering loss and damage by fire and the other casualties covered by the usual compre-
 hensive casualty insurance policy. Such policy shall be with an insurer acceptable to the Mortgagee. In an amount not less
 than the balance owing upon the indebtedness secured hereby, with loss payable to the Mortgagee. In the event of loss,
 Mortgagor shall give immediate notice by mail to the Mortgagee, who will make proof of loss if not made promptly by the
 Mortgagor, and each insurance company concerned is hereby authorized and directed to make payment of such loss directly
 to the Mortgagee instead of to the Mortgagor and Mortgagor jointly but, in the event any payment is made jointly, Mortgagor
 hereby authorizes Mortgagee to endorse his name on any check, draft or money order as his attorney-in-fact. Upon payment
 for loss, the Mortgagee may at his sole option apply such proceeds to reduce the balance of the indebtedness, or to restore
 the mortgage property. In the event the Mortgagor shall neglect or refuse to obtain said insurance or pay any taxes when due,
 then the Mortgagee may at his sole option obtain such insurance or pay all such taxes or both, and all sums expended there-
 for are hereby secured by this mortgage and shall be due immediately from Mortgagor to Mortgagee with interest at the rate
 of 6% per annum from the date of payment by the Mortgagee until paid.

The Mortgagor agrees and covenants that he will maintain the mortgaged property in good condition and not to commit or
 to permit anyone else to commit waste, reasonable wear and tear excepted. Upon the failure of the Mortgagor to so maintain
 the mortgaged property, the Mortgagee may cause reasonable maintenance work to be performed at the cost of the Mortgagor.
 Any such sum so expended shall be due immediately from Mortgagor with interest at the rate of 6% per annum from the date
 expended until paid.

The Mortgagor hereby vests the Mortgagee with the full power and authority, upon the breach of any covenant or warrant
 herein contained, or upon any default in the payment of any instalment provided in said note or any renewal or extension
 thereof, or in the performance of any agreement herein contained, to declare the entire indebtedness hereby secured immedi-
 ately due and payable, without notice to any person to take possession of said property and proceed to foreclose this mort-
 gage in accordance with the law of this State. Should any legal proceedings be instituted for the foreclosure of this mort-
 gage, or should the Mortgagee become a party of any suit involving this Mortgage or the title to the premises described
 herein, or should the debt secured hereby or any part thereof be placed in the hands of any attorney at law for collection by
 suit or otherwise, all costs and expenses incurred by the Mortgagee, and a reasonable attorney's fee, shall thereupon become
 due and payable immediately or on demand, at the option of the Mortgagee, as a part of the debt secured hereby, and may be
 recovered and collected hereunder.

The Mortgagor (if more than one, all mortgagors) hereby waive and relinquish all rights of exemption and homestead.

This mortgage may be assigned by the Mortgagor without the consent or notice to the Mortgagor and when so assigned,
 the assignee shall have all of the rights and privileges given to the Mortgagee by the provision of this mortgage.

This mortgage is in addition to any other lien or security heretofore or hereafter given or obtained by the Mortgagee and
 is not in satisfaction or in lieu of any other lien or security.

In this mortgage, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the
 singular includes the plural. This mortgage shall bind all parties hereto, their heirs, legatees, administrators, executors,
 successors and assigns.

IN WITNESS WHEREOF (we) (I) hereunto set (our) (my) hand(s) and seal(s) this 5th day of August, 1966.

Signed, sealed and delivered
 in the presence of:

Ray Francis Fred Cisson Jr. (L.S.)
 (Signature of Mortgagor)
Dorothy Webb Mrs Josie Cisson (L.S.)
 (Signature of Mortgagor)

M-27(1-65)(S.C.)

*For Satisfaction to this
 Mortgage see R.E.M.
 Book 1193 page 489*

SATISFIED AND CANCELED OF RECORD
3 DAY OF June 1971
Oris Farnsworth
 R. M. C. FOR GREENVILLE COUNTY, S. C.
 AT 2:34 O'CLOCK P. M. NO. 29188