

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

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

WHEREAS, James Rickey Cisson and Joan T. Cisson

hereinafter referred to as Mortgagor) is well and truly indebted unto **First-Citizens 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 **Seven Thousand Nine Hundred Ninety-four and 40/100**
----- Dollars (\$ **7,994.40**) due and payable

in accordance to the terms and provisions of that certain promissory note of even date herewith and to which reference is craved for a more complete description of the terms and provisions thereof.

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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 having the following courses and distances, to-wit:

BEGINNING at a point on the edge of Belvue School Road at a point over a creek and running with the creek as the line, the traverse being N. 17-07 E. 26.7 feet, N. 13-46 W. 150 feet, N. 0-51 E. 200 feet; thence, S. 77-39 E. 702 feet to an iron pin; thence, S. 14-47 W. 374.9 feet to a point on the edge of Belvue School Road; thence, running with said Road, N. 76-21 W. 405.6 feet to a point; thence, continuing with said Road, N. 74-56 W. 176.6 feet to a point, the point of Beginning.

The within property is the same property conveyed to the mortgagors herein by that certain deed of Audrey C. Sizemore and Frances R. Sizemore of even date herewith and which said deed is being filed simultaneously with this instrument in the R.M.C. Office for Greenville County, South Carolina.

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FILED
JAN 20 1977
RECORDED

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 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.

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