



TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, we, Anthony Franco and Bobby R. Nordan,

(hereinafter referred to as Mortgagor) is well and truly indebted unto First General Financial Services, a South Carolina 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 Six Thousand Seven Hundred Twenty - - - - Dollars (\$6,720.00) due and payable

in forty-two (42) equal installments of One Hundred Sixty (\$160.00) Dollars each, commencing February 15th, 1974, and on the 15th day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of eight per centum per annum, to be paid: after maturity.

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, being known and designated as Lot 4 as shown on Plat of Tract #1 of Overbrook Land Co., recorded in the RMC Office for Greenville County, South Carolina, in Plat Book J, at page 81, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Overbrook Road at the joint front corner of Lots 4 and 5, said iron pin being 470 feet north from the intersection of Overbrook and Brookside, and running thence with the eastern side of Overbrook Road, N. 18-48 E. 60 feet to an iron pin at the corner of Lot 3; thence running with the line of Lot 3, S. 77-58 E. 150 feet to an iron pin on the southwestern side of Park Street; thence running with the southwestern side of Park Street, S. 24-27 E. 45 feet to an iron pin at the corner of Lot 30; thence running S. 29-01 W. 51.1 feet to an iron pin at the corner of Lot 5; thence running with the line of Lot 5, N. 69-19 W. 170.1 feet to the point of beginning.

This is the same property conveyed to the mortgagors by deed from James E. Ely, dated September 13th, 1973, and recorded in the R.M.C. Office for Greenville County, in Deed Book 983, at page 866.



Together with all and singular rights, members, hereditaments, 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.

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