

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, We, Joseph A. DeLuca and Peggy H. DeLuca,

(hereinafter referred to as Mortgagor) is well and truly indebted unto - First General Financial Services, Inc., a 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

Three Thousand Four Hundred Fifty-Six and NO/100 Dollars (\$3,456.00) due and payable in Thirty-Six (36) equal monthly installments of Ninety-Six (\$96.00) Dollars each, commencing on the 11th day of November, 1974 and on the 11th day of each and every month thereafter until paid in full,

with interest thereon from date at the rate of \$ 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 No. 65 of a subdivision known as HEATHWOOD according to a plat thereof dated July, 1956, prepared by Dalton and Neves and recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book "KK", at Page 55, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Heathwood Circle at the corner of Lots Nos. 65 and 67, and running thence with the northern side of Heathwood Circle, S. 69-17 E. 177.8 feet to an iron pin at the intersection of Heathwood Circle and Heathwood Drive; thence with the curvature of said intersection, the chord of which is N. 60-18 E. 51 feet to an iron pin on the western side of Heathwood Drive; thence with the western side of Heathwood Drive, N. 0-12 E. 61.9 feet to an iron pin at the corner of Lots Nos. 65 and 66; thence N. 69-17 W. 196.4 feet to an iron pin in the line of Lot No. 67; thence with line of Lot No. 67, S. 20-45 W. 100 feet to the point of beginning.

This is the same property conveyed to the mortgagors herein by deed from John F. Gansman, which deed is recorded in the R.M.C. Office for Greenville County, South Carolina in Deed Book 993, at Page 304.

This mortgage is junior and inferior to a certain mortgage in favor of Wachovia Mortgage Company, which mortgage is recorded in the R.M.C. Office for Greenville County, South Carolina in REM Book 1301, at Page 111, in the principal amount of \$22,500.00.



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 hereinafore 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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