

FILED
GREENVILLE CO. S. C.
APR 25 1 48 PM '77
COUNTY CLERK
R.H.C.

MORTGAGE

THIS MORTGAGE is made this 22nd day of April 1977, between the Mortgagor, Danco, Inc.

(herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of United States of America, whose address is 1500 Hampton Street Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Fifty Thousand and No/100--- Dollars, which indebtedness is evidenced by Borrower's note dated April 22, 1977 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on December 1, 2006.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located in the County of Greenville State of South Carolina:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in the City of Mauldin, being known and designated as Lot No. 57 on plat of FORRESTER WOODS, SECTION 7, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 5-P, at pages 21 and 22, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Cherry Hill Road joint front corner of Lots 56 and 57, and running thence with the common line of said lots S. 77-00 W. 194.8 feet to a point, joint rear corner of said lots; thence with the creek as the line S. 1-12 W. 20 feet to a point; thence continuing with the creek as the line, S. 5-24 E. 45.7 feet to a point; thence S. 54-05 W. 74.5 feet to a point, joint rear corner of Lots 60, 59 and 57; thence turning and running with the common line of Lots 57 and 59 N. 72-12 W. 174 feet to a point on Cherry Hill Road; thence turning and running with the line of Cherry Hill Road N. 18-15 E. 100 feet to the point of beginning.

The above property is the same conveyed to the Mortgagor herein by deed of Y. B. Developers, Inc. dated April 22, 1977, recorded herewith.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA
DOCUMENTARY STAMP TAX \$ 20.00
APR 25 1977

which has the address of Route 6, Cherry Hill Road, Greenville S. C. 29607 (herein "Property Address");

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

0.488

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