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GREENVILLE CO. S.C.
AUG 10 1978

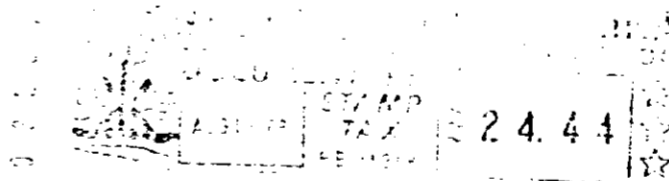
MORTGAGE
(Construction—Permanent)

THIS MORTGAGE is made this 10th day of August, 1978, between the Mortgagor, Danco, Inc., (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the 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 Sixty-one Thousand One Hundred and No/100 (\$61,100.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated August 10, 1978, (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly installments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2009;

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, (b) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated August 10, 1978, (herein "Loan Agreement") as provided in paragraph 24 hereof, and (c) 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: in the City of Mauldin, being shown as Lot 83 on plat by Carolina Surveying Company, said plat being designated as a "Revision of Lots 83 and 84, Section 7, Forrester Woods Subdivision" and dated March 16, 1978, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book 6-S at Page 40 and having the following metes and bounds as shown thereon, to-wit:

BEGINNING at a point on the western side of Pigeon Point Road at the joint front corner of Lots 83 and 84 and running with said Road S. 14-31 W., 95 feet to a point at the joint front corner of Lots 82 and 83; thence turning and running with the common line of said lots, N. 72-16 W., 161.3 feet to a point, the joint rear corner of Lots 82, 83, 86 and 87; thence turning and running with the common line of Lots 83 and 86, N. 17-48 E., 100 feet to a point at the joint rear corner of Lots 83, 84, 85 and 86; thence turning and running with the common line of Lots 83 and 84, S. 70-23 E., 156.4 feet to the point of beginning.



Derivation: This is a portion of the property conveyed to the mortgagor herein by deed of W. D. Yarborough dated May 9, 1978 and recorded in the R. M. C. Office for Greenville County in Deed Book 1078 at Page 982. which has the address of Route 10, Pigeon Point, 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.

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