

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

SEP 20 10 43 AM '78

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Danco, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company, Greenville, South Carolina,

(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

Fifty Thousand and No/100-----

Dollars (\$ 50,000.00) due and payable

in accordance with terms of note of even date, with the right to prepay at any time without penalty,

with interest thereon from date hereof at the rate of ten (10%) per centum per annum, to be paid: on December 20, 1978, March 20, 1979, June 20, 1979, and September 20, 1979.

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:

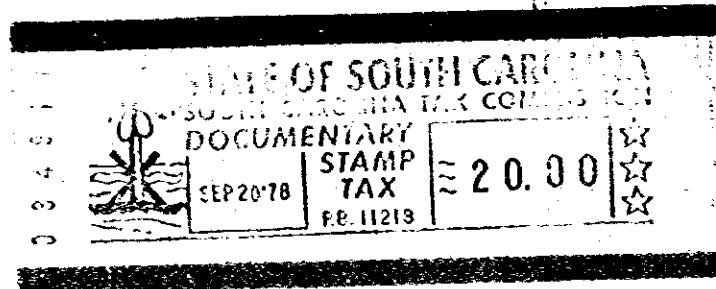
"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of

Greenville, in the City of Mauldin, being known and designated as the following lot numbers on plat of Forrester Woods, Section 7: #1, #2, #3, #4, #14, #16, #19, #98, #100, #101, #103, #104, #105, #111, #112, #113, #114, #115, #117, #119, #120, #124, #125, #126, #127, #129, #130, #131, #133, #64, #67, #68, #69, #72, #73, #74, said plat being recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 5-P at pages 21 and 22, reference to which is hereby made for a more complete description thereof.

This is a portion of the same 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 on May 11, 1978.

This is a second mortgage being junior in lien to that certain mortgage given to First Federal Savings and Loan Association, Greenville, South Carolina, in the original amount of \$529,450.00, said mortgage being dated May 28, 1974 and recorded in the R. M. C. Office for Greenville County in Mortgage Book 1311 at Page 745 (corrective mortgage being recorded in Mortgage Book 1369 at Page 170), the current balance due on said mortgage being approximately \$135,000.00. The mortgagor herein shall have the right to have released from the lien of this mortgage any of the herein encumbered lots so long as the interest required on the said note is current and upon payment at the time of release of said lot the sum of \$3,000.00 for each lot to be released.

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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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