

NOV 2 1 48 PM '81

THIS MORTGAGE HEREBY made this 30th day of October 1981, between the Mortgagor, Danco, Inc. (herein "Borrower"), and the Mortgagee HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360 (herein "Lender").

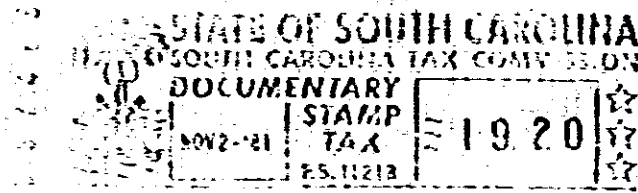
WHEREAS, Borrower is indebted to Lender in the principal sum of FORTY EIGHT THOUSAND AND NO/100ths Dollars, which indebtedness is evidenced by Borrower's note dated October 30, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 2011;

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 and State aforesaid, and being within the city limits of the Town of Simpsonville, being known and designated as Lot 19, Section 1, on plat of Poinsettia Subdivision, said plat being recorded in the FMC Office for Greenville County in Plat Book BBB at Page 103, and having the following metes and bounds as shown on said plat, to-wit:

BEGINNING at a point, the joint front corner of Lots 18 and 19, along the northern right of way of Coralvine Drive and running with the common line of said lots N 13-03 W, 207.2 feet to the joint rear corner of said lots; thence turning and running with the rear line of Lot 19, N 83-00 E, 100.7 feet the joint rear corner of Lots 19 and 20; thence turning and running with the common line of said Lots 19 and 20, S 13-06 E, 196.5 feet to a point, the joint front corner of Lots 19 and 20 on the northern right of way of Coralvine Drive; thence turning and running with the right of way of Coralvine Drive S 76-54 W 100 feet to the point of BEGINNING.

This is the same property conveyed to the Mortgagor herein by deed of Jean O. Smith dated October 30, 1981 and recorded herewith.



which has the address of 105 Coralvine Drive, Simpsonville, South Carolina (City) 29689 (State and Zip Code) (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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