

GREENVILLE CO. S. C.
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STATE S. J. W. WRELEY
R.M.C.

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MORTGAGE

THIS MORTGAGE is made this 18th day of March 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").

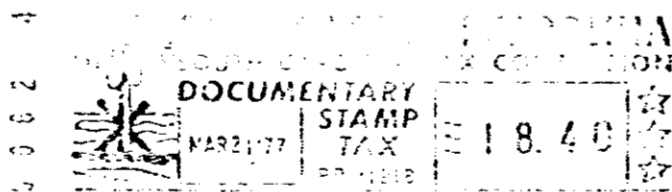
WHEREAS, Borrower is indebted to Lender in the principal sum of **Forty-six Thousand and No/100-** Dollars, which indebtedness is evidenced by Borrower's note dated **March 18, 1977** (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on **November 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 State of South Carolina, County of Greenville, in the City of Mauldin, being shown and designated as Lot No. 158 on plat of FORRESTER WOODS, SECTION III, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, at page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Gilder Creek Drive, the joint front corner of Lots 158 and 159 and running thence with the common line of said lots N. 62-43 W. 175.2 feet to a point, the joint rear corner of Lots 158 and 159; thence turning and running N. 29-33 E. 149 feet to a point along Hamby Drive; thence turning and running with said Hamby Drive S. 46-37 E. 175.7 feet to a point at or near the intersection of Hamby Drive with Gilder Creek Drive; thence with the curvature of the intersection of Hamby Drive and Gilder Creek Drive S. 9-46 E. 40 feet to a point on Gilder Creek Drive; thence turning and running with said Gilder Creek Drive S. 27-04 W. 75 feet to the beginning corner.

The above property is the same conveyed to the Mortgagor herein by deed of YB Developers, Inc. dated January 13, 1977, and recorded in the R.M.C. Office for Greenville County, South Carolina, on January 14, 1977, in Deed Book 1049, at page 708.



which has the address of **Route 6, Gilder Creek Drive, Greenville** (City) **S. C. 29607** (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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