P.O. Box 6542
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FILED
GREENVILLE CO. S. C.

BOOK 1395 PAGE 494

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

FEB 25 1 25 PM '77
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Russell G. Gaddy and Martha M. Gaddy

(hereinafter referred to as Mortgagor) is well and truly indebted unto Danco, Inc.

(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

Eight Thousand Three Hundred Eighty-eight and 69/100--- Dollars ($ 8,388.69) due and payable two (2)years from date; with the privilege to anticipate payment in part or in full at any time without penalty;

with interest thereon from date at the rate of 8-1/2% per centum per annum, to be paid: at maturity

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 Lot No. 184 on plat of FORRESTER WOODS, SECTION IV, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 4-R, at page 68, reference to which is hereby made for a more complete description thereof.

This is the same property conveyed to the Mortgagors herein by Mortgagee by deed of even date recorded herewith.

This is a second mortgage, being junior in lien to that certain mortgage given by the Mortgagee herein to South Carolina Federal Savings and Loan Association in the original amount of $40,000.00, recorded in the R. M. C. Office for Greenville County, South Carolina, in Mortgage Book 1364, at page 332.

DOCUMENTARY STAMP TAX 8.36

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.