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GREENVILLE CO S.C.

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DONALD M. WALKER
SHERKLEY

MORTGAGE

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THIS MORTGAGE is made this 6th day of January 1984, 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 Twenty-Five Thousand Five Hundred & no/100 (\$25,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated January 6, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on January 5, 1985

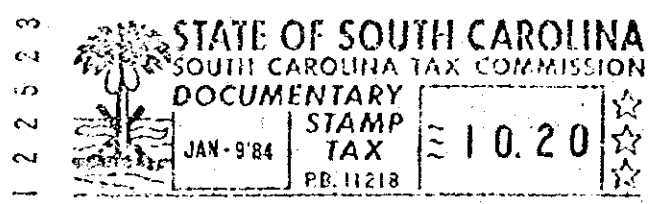
To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein 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 of Greenville, State of South Carolina, being within the corporate limits of the town of Mauldin and being known as Lot 14 on plat of Forrester Woods Subdivision, Section 7, said plat being recorded in the RMC Office for Greenville County, South Carolina, in plat book 5P at pages 21 and 22 reference being add to said plat for a metes and bounds description thereof. This being the same property conveyed the mortgagor herein by deed of W. D. Yarborough, dated May 9, 1978 and recorded in the R.M.C. Office for Greenville County, South Carolina on May 11, 1978 in Deed Volume 1078 at page 982.

ALSO, all that certain piece, parcel or lot of land with all improvements thereon situate lying and being in the County of Greenville, State of South Carolina, being within the corporate limits of the town of Mauldin, being known and designated at Lot 7 of Section 5 of Forrester Woods, as shown on plat thereof recorded in the R.M.C. Office for Greenville County, South Carolina in Plat Book 8P at Page 100, reference being had for more complete metes and bounds description thereof.

This is a portion of the property being conveyed to the mortgagor herein by deed by W.B. Developers, Inc., a South Carolina corporation, dated February 12, 1982 and recorded in the R.M.C. Office for Greenville County, South Carolina on March 26, 1982 in Deed Volume 1164 at Page 439.

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which has the address of Section 5, Lot 7 and Section 7, Lot 14, Forrester Woods, Mauldin, S.C. (City) 29662 (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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