

FILED
GREENVILLE CO. S. C.

MAY 12 5 03 PM '78

SONNIE S. TENNERSLEY
R.H.C.

BOOK 70 PAGE 1525

BOOK 1431 PAGE 879

MORTGAGE

(Construction—Permanent)

THIS MORTGAGE is made this 12th day of May, 1978, between the Mortgagor, Danco, Inc.

(herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the 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 Fifty-seven Thousand & 00 Hundred and No/100 (\$57,200.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated May 12, 1978 (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly install-

BEGINNING at a point on Pigeon Point, the joint front corner of Lots 81 and 82, and running thence with the common line of said lots, N. 72-19 W., 167 feet to the joint rear corners of Lots 81, 82, 87 and 88; thence turning and running with the rear line of lots 82 and 87, N. 17-48 E., 100 feet to a point at the joint rear corner of Lots 82, 83, 86 and 87; thence turning and running with the common line of Lots 82 and 83, S. 72-16 E., 161.3 feet to a point on Pigeon Point; thence turning and running with said Pigeon Point S. 14-31 W., 100 feet to the point of beginning.

Being the same property conveyed to the mortgagor herein by deed of W. D. Yarborough dated May 9, 1978 and recorded in Deed Book 1472 at page 983 in the RAID. CR. DE. REC. S. C. 1978 County on May 11, 1978.

This 12th Day of May, 1978
South Carolina Federal Savings & Loan Assn.

HAYNSWORTH, PERRY, BRYANT
MARION & JOHNSTONE, ATTYS.

CGTU
1 MAY 12 1978

Witness Alma [Signature]
Witness [Signature]
Property Address: Pigeon Point, Greenville, S. C. 29607

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 seized 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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