

FILED
GREENVILLE CO. S.C.
DEC 12 3 12 P.M.
STATE S. TAYLOR SHERIDAN
A.M.C.

MORTGAGE
(Construction—Permanent)

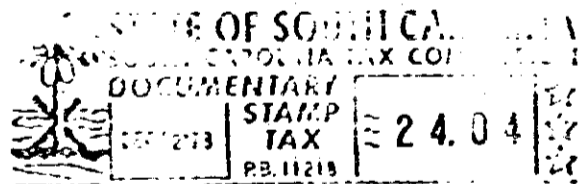
THIS MORTGAGE is made this 11th day of December, 1978, between the Mortgagor, Danco, Inc., (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand Eighty and No/100 (\$60,080.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated December 11, 1978, (herein "Note"), providing for monthly installments of interest before the amortization commencement date and for monthly installments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable on September 1, 2009;

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, (b) the performance of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Borrower dated December 8, 1978, (herein "Loan Agreement") as provided in paragraph 24 hereof, and (c) 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 known and designated as Lot No. 74 on plat of Forrester Woods, Section 7, recorded in the R. M. C. Office for Greenville County, South Carolina, in Plat Book 5-P at pages 21 and 22, and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the joint front corner of Lots 74 and 75 and running thence with Pigeon Point N. 14-31 E., 100 feet to a point at the joint front corner of Lots 73 and 74; thence running with the common line of said lots, S. 72-28 E., 153.1 feet to a point at the joint rear corner of said lots; thence turning and running with Miller Road, S. 13-26 W., 42.2 feet to a point on Miller Road; thence continuing with Miller Road, S. 6-19 W., 57.8 feet to a point at the joint rear corner of Lots 74 and 75; thence running with the common line of said lots, N. 72-51 W., 162.1 feet to the point of beginning.



Derivation: This is a portion of the property conveyed to the mortgagor herein by deed of W. D. Yarborough dated May 9, 1978, and recorded in the R. M. C. Office for Greenville County on May 11, 1978 in Deed Book 1078 at Page 982, which has the address of Route 6, Pigeon Point Greenville, South Carolina (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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