

Post Office Box 937
Greenville, S. C. 29602

BOOK 1415 PAGE 652

FILED
GREENVILLE CO. S. C.
NOV 11 3 03 PM '77
MORTGAGE
RECORDED

THIS MORTGAGE is made this 11th day of November,
1977, 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 Forty-nine Thousand Five Hundred
Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note
dated November 11, 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 May 1, 2007

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 repay-
ment 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. 89 on
plat of Forrester Woods, Section 11, recorded in the R.M.C. Office for Greenville County,
South Carolina, in Plat Book 4-X, at page 64, and having, according to said plat, the follow-
ing metes and bounds, to-wit:

BEGINNING at a point on Pine Straw Way, at the joint front corner of Lot 89 and 88 and
running thence with the line of Pine Straw Way, S. 81-45 E. 110 feet to a point, joint corner
of Lots 89 and 90; thence turning and running with the common line of Lots 89 and 90,
N. 11-13 E. 150.1 feet to a point, joint rear corner of said lots; thence turning and running
with the rear line of Lot 89 N. 81-45 W. 101.5 feet to a point, joint rear line of Lots 88 and
89; thence turning and running with the common line of Lots 88 and 89, S. 7-58 W. 149.9 feet
to the point of beginning.

This is the same property conveyed to the Mortgagor herein by deed of Jane Y. Creech dated
November 11, 1977, to be recorded herewith.

RECORDED
DOCUMENTARY
STAMP
TAX
NOV 14 1977
\$ 19.84
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which has the address of Route 6, Pine Straw Way Greenville
[Street] [City]
S. C. 29607 (herein "Property Address");
[State and Zip Code]

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the im-
provements 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 at-
tached to the property, all of which, including replacements and additions thereto, shall be deemed to be and re-
main 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 gen-
erally 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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