

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

MAR 30 11 43 AM '79

DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Danco, Inc.

(hereinafter referred to as Mortgagor) is well and truly indebted unto First Federal Savings and Loan Association, Greenville, South Carolina,

(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 ~~Dollars~~ in accordance with the terms of the mortgage given by W. D. Yarborough to First Federal Savings and Loan Association in the original amount of \$529,450.00 dated May 28, 1974, recorded in the RMC Office for Greenville County in Mortgage Book 1311 at Page 745 (corrective mortgage being recorded in Mortgage Book 1369 at Page 170).

~~with interest thereon from~~ ~~the date of~~ ~~the recording of this mortgage~~

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. 69 on plat of Forrester Woods, Section 7, recorded in the RMC Office for Greenville County in Plat Book 5-P at pages 21 and 22, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the easterly side of Pigeon Point at the joint front corner of Lots Nos. 69 and 70 and running thence with the joint line of said Lots, S. 72-16 E., 145.5 feet to an iron pin; thence N. 13-26 E., 100 feet to an iron pin, joint rear corner of Lots Nos. 68 and 69; thence with the joint line of said Lots, N. 72-13 W., 143.6 feet to an iron pin on the easterly side of Pigeon Point; thence with the easterly side of Pigeon Point, S. 14-31 W., 100 feet to an iron pin, the point of beginning.

The within described property is the identical property conveyed to the mortgagor herein by deed of Daniel Kistler Fields and Georgianna K. Fields dated March 29, 1979, to be recorded herewith.

This is a corrective mortgage which corrects the inadvertent release of the subject property from the lien of the above described mortgage and corrective mortgage. The intent of this document is to encumber the within described property as if said property had not been released from the aforementioned mortgages.

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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.

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