

MORTGAGE

THIS MORTGAGE is made this 23rd day of October 1979, 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 Ten Thousand Five Hundred and No/100 (\$10,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated October 1979 (herein "Note"), providing for semi-annually installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1, 1982

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, in the corporate limits of the Town of Mauldin, being shown on a plat by R. B. Bruce, R. L. S., as Lot No. 14 of Forrester Woods, Section 7, recorded in the R. M. C. Office for Greenville County in Plat Book 5-P, pages 21 and 22, and as shown on a more recent survey by Carolina Surveying Company dated October 22, 1979, and having, according to both plats, the following metes and bounds, to-wit:

BEGINNING at a point on Oakwood Court, the joint corner of Lot No. 14 and property entitled on said plat as "Reserved by Owner"; thence with the curvature of the cul-de-sac of Oakwood Court the following courses and distances: S. 48-29 E., 25 feet; S. 78-39 E., 25 feet to a point, the joint corner of Lots Nos. 13 and 14; thence turning and running with the common line of said lots, S. 19-42 E., 174.8 feet to a point at the rear corner of Lots Nos. 13 and 14 and along the line of property now or formerly of Eugene King; thence turning and running with property now or formerly of Eugene King, S. 31-03 W., 318.1 feet to a point along the creek; thence with said creek as the line, the meanders of which are shown on said plat to be in a direction of N. 16-11 W., a distance of 261.4 feet to a point, the joint rear corner of Lot No. 14 and property shown on said plat as "Reserved by Owner"; thence with the common line of said properties, N. 33-00 E., 247.5 feet to a point on Oakwood Court, the point of beginning.

This is a portion of the same 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 in Deed Book 1078 at page 982 on May 11, 1979.

which has the address of Route 10, Oakwood Court 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 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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