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GREENVILLE CO. S. C.
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DONN E BANKERSLEY
R.M.C.

BOOK 1487 PAGE 709

MORTGAGE
(Construction—Permanent)

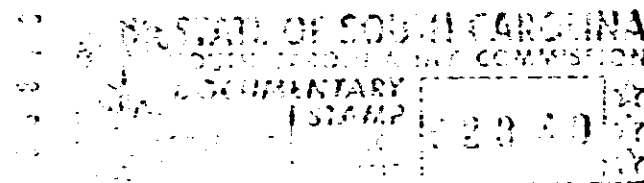
THIS MORTGAGE is made this 7th day of November, 1979, between the Mortgagor, Danco, Inc., (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-one Thousand and No/100 (\$71,000.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated November 7, 1979, (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 August 1, 2010;

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 November 7, 1979, (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 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. 43 of Forrester Woods, Section 7, recorded in the R. M. C. Office for Greenville County in Flat Book 5-P, pages 21 and 22, and as shown on a more recent survey by Carolina Surveying Company dated November 7, 1979, and having, according to both plats, the following metes and bounds, to-wit:

BEGINNING at a point on Cherry Hill Road at the joint front corner of Lots Nos. 43 and 44, and running thence with the curvature of said Road the following courses and distances: S. 43-15 W., 75 feet; S. 59-15 W., 75 feet; S. 78-03 W., 83.1 feet to a point, the joint front corner of Lots Nos. 42 and 43; thence with the common line of said lots, N. 23-45 E., 175 feet to a point, the joint rear corner of Lots Nos. 43 and 44; thence with the common line of said lots, S. 68-39 E., 136.2 feet to the point of beginning.



Derivation: 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, page 982 on May 11, 1978, which has the address of Route 10, Cherry Hill Road, Greenville, S. C. 29607 (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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