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JOHN... ERSLEY
RMC

BOOK 1533 PAGE 757

MORTGAGE

THIS MORTGAGE is made this 27th day of February 1981, between the Mortgagor, Danco, Inc., Libby Yarborough, Individually (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 Twenty-three thousand three hundred twenty-five and 00/100 (23,325.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 27, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 27, 1984

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 on the Western side of Rockwood Drive, in the City of Greenville, County of Greenville, State of South Carolina, being known and designated as Lot No. 15 as shown on plat entitled "Revised Plat-Lot 15, Meyers Park" dated June 8, 1977, Prepared by C. O. Riddle, Registered Surveyor, recorded in the RMC Office for Greenville County, South Carolina in Plat Book 6F at Page 73 and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Rockwood Drive at the joint front corner of the premises herein described and property now or formerly of Duke Power Co., and running thence with the line of property now or formerly of Duke power Co., s 36-04w 198.26 ft. to an iron pin in the line of property now or formerly of the Greenville Country Club; thence with the line of property now or formerly of the Greenville Country Club N54-13 W 114.19 ft to an iron pin at the joint rear corner of Lot No. 44; Thence with line of Lot No. 44 (with the branch as the line) N 5-36 E 138.14 ft. to and iron pin at the joint rear corner of Lots No. 44 and 45; thence with the line of Lot No. 45 N22-11 E 75 ft. to and iron pin; thence N 68-43 E 163.8ft. to and iron pin on the Western side of Rockwood Drive; thence with the Western side of Rockwood Drive the following courses and distances to-wit: S 1-37-50 W 50 ft. to and iron; thence S 7-36 E 124 ft. to the point of beginning.

This conveyance is subject to all restrictions, set-back lines, roadways, zoning ordinances, easements and rights of way, if any, affecting the above described property.

This is the same property conveyed to the grantor herein by deed of HBA Properties, Inc. dated July 8th, 1977 and recorded in the RMC Office for Greenville County in Deed Book 1060 at Page 239.

which has the address of Lot 15 Rockwood Dr., Meyers Park S/D, Greenville, South Carolina 29605 (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 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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