

GREENVILLE CO. S. C.
FILED
JUL 21 1 39 PM '81
DONNIE R. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 21st day of July 1981, 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").

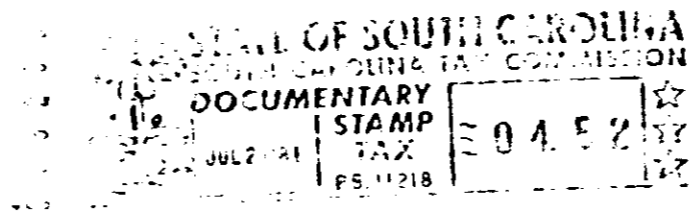
WHEREAS, Borrower is indebted to Lender in the principal sum of . . . ~~Eleven thousand two hundred fifty and no/100~~ (11,250.00) Dollars, which indebtedness is evidenced by Borrower's note dated July 21, 1981 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 14, 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 in the State of South Carolina, County of Greenville, and being in the corporate limits of the Town of Mauldin, and being known as Lot 65, on Plat of Forrester Woods Subdivision, Section 7, said plat being recorded in the RMC Office for Greenville County in Plat Book 5P at pages 21 and 22; and also being shown on a plat by Carolina Surveying Co. dated July 20, 1981, to be the property of Danco, Inc., and having the metes and bounds as shown on said plats, to-wit:

Beginning at a point, on the northern side of Burning Bush Lane, the joint front corner of Lots 64 and 65, and running with the common line of said lots N 17-48 E 160 feet to a point the joint rear corner of said lots; thence turning and running S 72-12 E 123.5 feet to a point along the right of way of Miller Road; thence turning and running with the right of way of Miller Road S 6-40 W 138 feet to a point along the intersection of Miller Road and Burning Bush Road; thence with the intersection of said roads S 57-14 W 31.8 feet to a point on Burning Bush Road; thence with the right of way of Burning Bush Road N 72-12 W 129.7 Feet to the point of Beginning.

This is a portion of the same property conveyed to the Mortgagor herein by deed of W. D. Yarborough by deed recorded May 11, 1978 in the RMC Office of Greenville County in Deed Book 1078 at Page 982.



which has the address of Lot 65 Forrester Woods, Mauldin, South Carolina (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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