

GREENVILLE S.C.
FILED
MAR 20 1 09 PM '82
JONNIE TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 12th day of February 1982, 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 Eighty-two thousand and no/100 (82,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated February 12, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 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 certain piece, parcel or lot of land situate, lying and being on the southwestern corner of the intersections of Miller Road and Hamby Drive and containing 7.45 acres, more or less, as shown on an unrecorded plat made thereof for Y. B. Developers, Inc., reference being made to said plat for a more complete metes and bouns description; this property is also shown on a preliminary approved plat which is on file in the office of the Greenville County Planning Commission subdividing the acreage herein into 18 lots, and being denominated as Section 5, Forrester Woods.

This is the same property conveyed to the Mortgagor herein by deed of Y. B. Developers, Inc. of even date hereof and recorded herewith.

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
MAY 26 1982
TAX 32.80

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which has the address of Lots 1 - 18, Section 5, Forrester Woods S/D, 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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