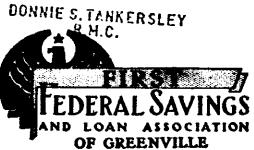
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State of South Carolina

COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

To All Whom These Presents May Concern:

Danco, Inc., a South Carolina corpora	tion with its p	rincipal place	of business
in Greenville; South Carolina (hereinafter referred to	as Mortgagor) (SEND	(S) GREETINGS:
WHEREAS, the Mortgagor is well and truly indebted unto F GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagor)	IRST FEDERAL SAV tgagee) in the full and	INGS AND LOAN A	ASSOCIATION OF
Thirty Thousand, Four Hundred and No/	100	(\$	30,400.00
Dollars. as evidenced by Mortgagor's promissory note of even date her a provision for escalation of interest rate (paragraphs 9 and 10 of this conditions), said note to be repaid with interest as the rate or rates	s mortgage provides for	an escalation of intere	st rate under certain
note	(\$) Dollars each on t	the first day of each
month hereafter, in advance, until the principal sum with interest has of interest, computed monthly on unpaid principal balances, and the	been paki in tuli, such j	payments to be applied	first to the payment
paid, to be due and payable1 years after date; and			
WHEREAS, said note further provides that if at any time any due and unpaid for a period of thirty days, or if there shall be any			

of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof, become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for proceedings; and WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the

Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW. KNOW ALL MEN. That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the Town of Mauldin, being known and designated as Lot No. 117 of a subdivision known as Forrester Woods, Section 2, as shown on plat thereof prepared by R. B. Bruce, R. L. S. March 23, 1973 and recorded in the R. M. C. Office for Greenville County in Plat Book 4 X, at Page 64, and having such metes and bounds, courses and distances as are shown thereon.

This mortgage is given in connection with a construction loan, and it secures a promissory note which provides, among other things, for monthly interest payments, the principal payable in full on or before 12 months from date.









