

P. O. Box 937
Greenville, S. C. 29602

FILED
GREENVILLE CO. S. C.
29602

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DONNIE S. TANN
R.M.C. MORTGAGE

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THIS MORTGAGE is made this 5th day of August 1977, 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 Fifty-four Thousand Three Hundred Fifty and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 5, 1977 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness, if not sooner paid, due and payable on January 1, 2007.

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, in the City of Mauldin, being known and designated as Lot No. 94 on plat of Forrester Woods, Section 7, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P, at pages 21 and 22 and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at a point on Middle Road, joint front corner of Lots 93 and 94 and running thence with the common line of said lots N. 26-08 E. 162 feet to a point in line of Lot 92, being the joint rear corner of Lots 93 and 94; thence turning and running with the common line of Lots 92 and 94 N. 72-0 W. 165.7 feet to a point on Stoney Creek Drive, joint corner of Lots 92 and 94; thence turning and running with the line of Stoney Creek Drive S. 41-0 W. 115.2 feet to a point; thence with the curvature of the intersection of Stoney Creek Drive and Middle Road, the chord of which is S. 11-0 E. 30.8 feet to a point on Middle Road; thence with the line of Middle Road S. 63-0 E. 175 feet to the point of beginning.

The above property is the same conveyed to the Mortgagor herein by deed of W. D. Yarborough dated August 5, 1977, recorded herewith.

PB 11218

which has the address of Route 6, Middle 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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