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GREENVILLE CO. S. C.

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DONNIE S. TANKERSLEY
R.M.C.

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MORTGAGE
(Construction—Permanent)

THIS MORTGAGE is made this 13th day of September,
1978, between the Mortgagor, Danco, Inc.,
(herein "Borrower"), and the Mortgagee, South Carolina
Federal Savings and Loan Association, a corporation organized and existing under the laws of the 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 Sixty Thousand and No/100---
-----(\$60,000.00)----- Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated September 13, 1978, (herein "Note"),
providing for monthly installments of interest before the amortization commencement date and for monthly install-
ments of principal and interest thereafter, with the balance of the indebtedness, if not sooner paid, due and payable
on March 1, 2009;

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, (b) the performance
of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Bor-
rower dated September 13, 1978, (herein "Loan Agreement") as provided in paragraph 24
hereof, and (c) 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: in the City of Mauldin, being known and
designated as Lot No. 72 on plat of Forrester Woods, Section 7, recorded in
the R. M. C. Office for Greenville County in Plat Book 5-P, pages 21 and 22,
and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Pigeon Point, joint front corner of Lots Nos.
72 and 73, and running thence with said Street, N. 14-31 E., 100 feet to a point
joint front corner of Lots Nos. 71 and 72; thence turning and running with the
common line of said lots, S. 72-22 E., 149.3 feet to a point on Miller Road,
joint rear corner of Lots Nos. 71 and 72; thence turning and running with
Miller Road, S. 13-26 W., 100 feet to a point, joint rear corner of Lots Nos.
72 and 73; thence turning and running with the common line of said lots, N. 72-
25 W., 151.2 feet to the point of beginning.

This is a portion of the property conveyed to the mortgagor herein by deed of
W. D. Yarborough dated May 9, 1978, recorded in the R. M. C. Office for Green-
ville County in May 11, 1978 in Deed Book 1078, page 982.

This is a corrective mortgage being made for the purpose of correcting a
scrivener's error in that mortgage given to South Carolina Federal Savings
and Loan Association dated September 13, 1978 in the original amount of
\$60,000.00 recorded in the R. M. C. Office for Greenville County in Mortgage
Book 1444, page 46. The mortgage just referred to encumbered Lot No. 71,
Forrester Woods, Section 7, Plat Book 5-P, pages 21 and 22, and said mort-
gage should have encumbered Lot No. 72, Section 7, Forrester Woods,
Plat Book 5-P, pages 21 and 22.

which has the address of Route 10, Pigeon Point Greenville
[Street] [City]
S. C. 29607 (herein "Property Address");
[State and Zip Code]

TO HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the im-
provements 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 at-
tached to the property, all of which, including replacements and additions thereto, shall be deemed to be and re-
main 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 gen-
erally 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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