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FILED
GREENVILLE CO. S. C.

BOOK 1378 PAGE 31

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

SEP 17 1 35 PM '77
S. TANKERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Troy Lee Bright and Ann Elizabeth Bright

(hereinafter referred to as Mortgagor) is well and truly indebted unto Danco, Inc.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of -----

Four Thousand Two Hundred and No/100----- Dollars (\$ 4,200.00) due and payable on demand

with interest thereon from date at the rate of 8-3/4 per centum per annum, to be paid: on demand

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery 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:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, 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. 161 on plat of Forrester Woods, Section IV, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 4-R, at page 68, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on Hamby Road, joint front corner of Lots 160 and 161, and running thence with Hamby Road, S. 45-43 E. 100 feet to a point, joint front corner of Lots 161 and 162; thence turning and running with the common line of said lots, S. 44-25 W. 158.9 feet to a point; thence turning and running S. 47-03 W. 100 feet to a point, joint rear corner of Lots 160 and 161; thence turning and running with the common line of said lots, N. 44-24 E. 161.2 feet to a point on Hamby Road, the point of beginning.

The above property is the same conveyed to the Mortgagors herein by the Mortgagee by deed of even date, recorded herewith.

This mortgage is given as a second mortgage to that mortgage given to Fidelity Federal Savings and Loan Association dated March 1, 1976, recorded in the R.M.C. Office for Greenville County, South Carolina in Mortgage Book 1361, at page 360, in the original amount of \$36,000.00, and is junior in lien to said first mortgage.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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