

VPRE 24 The Gallery Centre
Wade Hampton Blvd.
Taylors, S. C. 29687

FILED
GREENVILLE CO. S. C.

BOOK 1387 PAGE 352

State of South Carolina,
COUNTY OF GREENVILLE

APR 11 3 25 PM '77
RECORDED & INDEXED
FILED

TO ALL WHOM THESE PRESENTS MAY CONCERN:

DANCO, INC.

IN THE STATE AFORESAID, herein called the Mortgagor.

The word Mortgagor shall include one or more persons, partnerships or corporations. The singular shall include the plural and the masculine shall include the feminine. The word Association shall mean the South Carolina Federal Savings and Loan Association. The word Indebtedness shall include all indebtedness due to the Association, evidenced by one or more promissory notes and secured by this mortgage, but not to exceed the principal sum as herein set forth, plus any advances necessary for the protection of the security interest and costs. The Mortgagor by his promissory note in writing, the terms of which are incorporated herein by reference, is well and truly indebted unto the SOUTH CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation, in the principal sum of -----

Twenty-four thousand and no/100-----(\$24,000.00)----- Dollars.

with interest from date at the rate specified in said note, per annum until paid. The said principal and interest shall be payable at the office of the Association, in the manner set forth in said note. Unpaid interest to bear interest thereafter at the same rate.

This mortgage is given to secure the principal indebtedness as herein set forth, and for any additional advances hereinafter made evidenced by promissory note or notes, and payable in accordance with the terms and conditions of said promissory note or notes, but all of such indebtedness in the aggregate shall at no time exceed the principal amount as herein set forth, exclusive of any advances necessary for the protection of the security, interest and costs, all of which is secured by this mortgage.

If at any time any portion of the principal or interest due thereunder shall be past due and unpaid or upon the failure to comply with any of the By-laws of said Association, or any of the stipulations of this mortgage, the whole amount due under said note or notes shall at the option of the holder hereof become immediately due and payable and suit may be brought to foreclose this mortgage. Said Association shall have the privilege of declaring one or all of said notes due and payable upon default in the conditions as herein provided for, and to apply payments of principal or interest to any note executed hereunder.

Said note or notes further providing for a ten per centum (10%) attorney's fee besides all costs and expenses of collection to be added to the amount due on said note or notes, and to be collectible as a part thereof, if the same be placed in the hands of an attorney for collection, or if said indebtedness, or any part thereof, be collected by an attorney, or by legal proceedings of any kind (all of which is secured by this mortgage) as in and by said note or notes, reference being thereunto had will more fully appear.

KNOW ALL MEN that the Mortgagor, in consideration of said indebtedness, and for better securing the payment thereof to the SOUTH CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION according to the conditions of said note or notes; and also in consideration of the further sum of Three (\$300) Dollars to the Mortgagor in hand well and truly paid by the SOUTH CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the SOUTH CAROLINA FEDERAL SAVINGS AND LOAN ASSOCIATION, its successors and assigns:

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in the City of Mauldin, being known and designated as Lot No. 177 on plat of Forrester Woods, Section IV, recorded in the RMC 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 a point on Pheasant Trail at the joint front corner of Lots 177 and 178 and running thence with the common line of said lots, N. 52-33 E. 165.2 feet to a point; thence turning and running S. 47-03 E. 80 feet to a point, the joint rear corner of Lots 177 and 176; thence turning and running with the common line between Lots 177 and 176 S. 33-45 W. 135.7 feet to a point on the cul-de-sac of Pheasant Trail; thence turning and running with the curvature of the cul-de-sac of Pheasant Trail, the chord of which is S. 82-34 W. 54.4 feet to a point on the cul-de-sac of Pheasant Trail; thence turning and running with the said Pheasant Trail N. 39-11 W. 95.3 feet to the point of beginning.

ALSO: ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, in the City of Mauldin, being known and designated as Lot No. 196 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 a point on Hamby Drive, the joint front corner of Lots 195 and 196 and running thence with the common line of said lots, S. 44-22 W. 165.8 feet to a point; thence turning and running S. 47-03 W. 58 feet to a point; thence N. 45-43 W. 25 feet to a point, the joint rear corner of lots 157 and 196; thence turning and running with the common line of Lots 157 and 196 N. 27-04 E. 175 feet to a point on Hamby Road; thence turning and running with said Road S. 45-43 E. 135 feet to the point of beginning.

4328 RV-2