

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

BOOK 1412 PAGE 599

FILED
GREENVILLE CO. S. C.

OCT 11 3 45 PM '77

MORTGAGE
R.M.C.
(Construction—Permanent)

THIS MORTGAGE is made this 7th day of October,
19 77, 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 Fifty-three Thousand Two Hun-
dred and No/100----- Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated October 7, 1977, (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, 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, (b) the performance
of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Bor-
rower dated October 7, 19 77, (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:

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 desig-
nated as Lot 93 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 76 and 93, and
running with the common line of said lots, N. 22-36 E. 184.4 feet to a point in the
line of Lot 77; thence turning and running with the rear line of Lot 93, N. 72-0 E.
140 feet to a point in the line of Lot 92; thence turning and running with the common
line of Lots 93 and 94, S. 26-08 W. 162 feet to a point on Middle Road, joint corner
of Lots 93 and 93; thence turning and running with the Line of Middle Road,
S. 63-0 W. 150 feet to the beginning point.

The above property is the same conveyed to the Mortgagor herein by deed of
W. D. Yarborough dated October 7, 1977, recorded herewith.

Derivation:

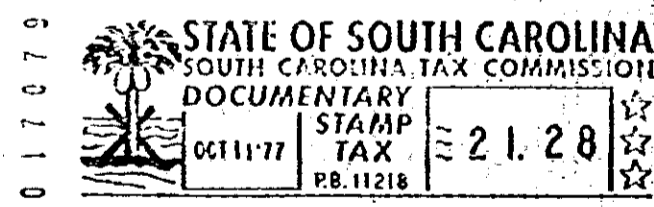
which has the address of Route 6, Middle Road Greenville,
[Street] [City]
S. C. 29607 (herein "Property Address");
[State and Zip Code]

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 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 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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S.C.
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