

FILED  
GREENVILLE CO. S. C.

MAY 22 4 10 PM '78

DONNIE S. TANKERSLEY  
R.M.C.

BOOK 1432 PAGE 795

**MORTGAGE**  
(Construction—Permanent)

THIS MORTGAGE is made this \_\_\_\_\_ day of May,  
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 Forty-Five Thousand Two Hun-  
dred and No/100 (\$45,200.00) Dollars or so much thereof as may be advanced, which  
indebtedness is evidenced by Borrower's note dated May, 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 November, 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 May, 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:

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. 69 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 the following metes and bounds, to-wit:

BEGINNING at a point on Pigeon Point, the joint front corner of Lots 68 and 69  
and running thence with said Pigeon Point, S. 14-31 W., 100 feet to a point at the  
joint front corner of Lots 69 and 70; thence turning and running with the common  
line of said lots, S. 72-16 E., 145.5 feet to a point at the joint rear corner of Lots  
69 and 70; thence turning and running N. 13-26 E., 100 feet to a point at the joint  
rear corner of Lots 68 and 69; thence turning and running with the common line of  
said lots, N. 72-13 W., 143.6 feet to the point of beginning.

The above lot is a portion of the same property conveyed to the mortgagor herein  
by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1078 at  
Page 982, by Deed of W. D. Yarborough recorded May 11, 1978.

Derivation:

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

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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