

FILED
GREENVILLE CO. S. C.
NOV 7 9 33 AM '78
S. J. FARMER
REC.

BOOK 1440 PAGE 475

MORTGAGE

THIS MORTGAGE is made this 6th day of November, 1978, between the Mortgagor, Danco, Inc., (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty Thousand Eight Hundred and No/100 (\$60,800.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 6, 1978, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on November 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, and (b) 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. 64, on plat of Forrester Woods, Section 7, recorded in the RMC 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 Burning Bush Lane at the joint front corner of Lots 64 and 65 and running with the common line of said lots, N. 17-48 E., 160 feet to a point at the joint rear corner of said lots; thence turning and running N. 72-12 W., 100 feet to a point at the joint rear corner of Lots 63 and 64; thence turning and running with the common line of said lots, S. 12-48 W., 160 feet to a point at the joint front corner of said lots; thence turning and running with Burning Bush Lane S. 72-12 E., 100 feet to the point of beginning.

This is a portion of the same property conveyed to the mortgagor herein by deed of W. D. Yarborough recorded in the RMC Office for Greenville County in Deed Book 1078 at Page 982 on May 11, 1978.

which has the address of Route 10, Burning Bush Lane, Greenville (City), South Carolina 29607 (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 improvements 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 attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain 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 generally 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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