

11 12 07 1978
MORTGAGE

BOOK 1402 PAGE 511

THIS MORTGAGE is made this 8th day of December 1978, between the Mortgagor, Danco, Inc. (herein "Borrower"), and the Mortgagee, HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S.C. 29360. (herein "Lender").

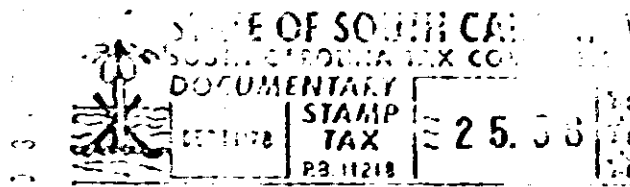
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-three Thousand Nine Hundred and No/100 (\$63,900.00) Dollars, which indebtedness is evidenced by Borrower's note dated December 8, 1978 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1, 2008

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 County of Greenville, State of South Carolina, being shown on a plat by Carolina Surveying Company recorded in the R. M. C. Office for Greenville County in Plat Book 5-P, pages 21 and 22, and being shown in more detail on a survey by Carolina Surveying Company dated October 31, 1978, said plat being recorded in the R. M. C. Office for Greenville County in Plat Book 6X, page 94, and being shown on said plat as Lot 124 and part of Lot 125, Forrester Woods, Section 7, and having the following metes and bounds, to-wit:

BEGINNING at a point at the joint front corner of Lots 123 and 124 and running thence with the common line of said lots, S. 35-22 W., 114 feet to a point; thence turning and running S. 34-32 W., 83.5 feet to a point; thence turning and running N. 58-05 W., 87.8 feet to a point; thence turning and running N. 29-15 E., 170.8 feet to a point on Burning Bush Lane; thence turning and running with said Lane, S. 72-12 E., 110 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 dated May 9, 1978 and recorded in the R. M. C. Office for Greenville County on May 11, 1978 in Mortgage Book 1078 at Page 982.



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which has the address of Route 6, Burning Bush Lane Greenville South Carolina 29607 (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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