

2-1977

FILED  
GREENVILLE CO. S. C.

JAN 3 4 57 PM '80

DONNIE S. TANKERSLEY  
R.M.C.

**MORTGAGE**  
(Construction)

THIS MORTGAGE is made this 28th day of December,  
1979, 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 Sixty-one Thousand Two Hun-  
dred and No/100 (\$61,200.00)----- Dollars or so much thereof as may be advanced, which  
indebtedness is evidenced by Borrower's note dated December 28, 1979, (herein "Note"),  
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable  
on June 1, 1981.

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 December 28, 1979, (herein "Loan Agreement") as provided in paragraph 20  
hereof, and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to  
paragraph 17 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 corporate limits of the Town of Mauldin,  
being shown on a plat by R. B. Bruce, R. L. S., as Lot No. 69 of Forrester Woods,  
Section 7, recorded in the R. M. C. Office for Greenville County in Plat Book 5-P,  
pages 21 and 22, and as shown on a more recent survey by Carolina Surveying  
Company dated December 28, 1979, and having, according to both plats, the fol-  
lowing metes and bounds, to-wit:

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

Derivation: 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 Deed Book 1078 at page 982,  
which has the address of Route 10, Pigeon Point Greenville,  
[Street] [City]

South Carolina 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, all fixtures now or hereafter attached to  
the property, and all appliances, building materials, and other moveables placed in or upon the property if the same  
were paid for, or were intended to be paid for, from the proceeds of this loan, 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 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 demand, 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.

GCTC  
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