

FILED
GREENVILLE CO. S. C.

MORTGAGE
RENEGOTIABLE RATE
See Rider Attached

1017-945

THIS MORTGAGE is made this 26 day of September 1980 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").

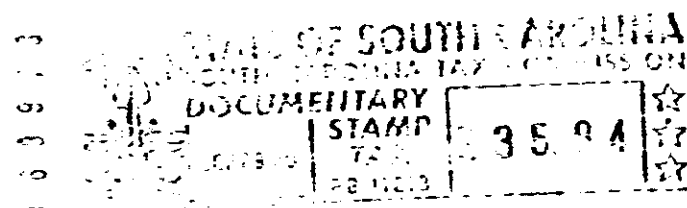
This mortgage includes a renegotiable rate mortgage rider which is hereby incorporated by reference and made a part hereof. Eighty-nine Thousand Six Hundred and 00/100 (\$89,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 26, 1980 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1984 further providing for renewals at intervals of every 3 years with adjustments to interest rates and monthly payments at each renewal; with final maturity on 1-1-2010 at which time the balance of indebtedness, if not sooner paid, shall come due and payable.

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, within the corporate limits of the City of Mauldin, and being shown on a plat of Forrester Woods Subdivision, Section VII, said plat being prepared by Carolina Surveying Company, and being shown on said plat as Lot 126 of said plat, which is recorded in the R.M.C. Office for Greenville County, in Plat Book 5P at pages 21 and 22, and having according to said plat the following metes and bounds, to wit:

BEGINNING at a point on Cherry Hill Road, the joint front corner of Lots 126 and 127, and running thence with said road N. 27 - 45 E., 110 feet to a point the joint front corner of Lots 125 and 126; thence turning and running with the common line of Lots 125 and 126 and also with the common line of Lot 124 with 126, S. 58 - 05 E., 187.8 feet to a point the joint rear corner of Lots 124 and 126, said point is also along a lake located to the rear of Lot 126; thence turning and running with said lake S. 45 - 12 W., feet to a point the joint rear corner of Lots 126 and 127; thence turning and running with the common line of said Lots N. 48 - 05 W., 150 feet to a point on Cherry Hill Road, the point of beginning.

This is 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 1073 at p. 982.



which has the address of Route 10, Cherry Hill Road 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 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 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 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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