

SEP 28 3 38 AM '80

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.

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-two Thousand Six Hundred and 00/100 (\$92,600.00) Dollars, which indebtedness is evidenced by Borrower's note dated September 26, 1980 (herein "Note"), providing for monthly installments of principal and interest,

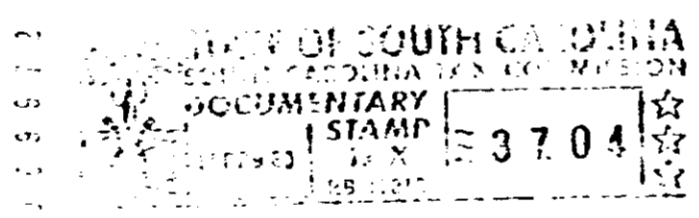
with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 1984 further providing for renewals at intervals of every 3 years with adjustments to interest rates and monthly payments at each renewal; with final maturity on 1-1-2010 at which time the balance of indebtedness, if 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, being within the corporate limits of the town of Mauldin, and being shown as a part of Lot 127 on a survey for DANCO, INC., said survey being performed by Carolina Surveying Company, and dated August 27, 1980, and being recorded in the R.M.C. Office for Greenville County in Plat Book 86 at page 20, 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 Lot 126 and a part of 127, running thence with the common line of said lots S. 48 - 05 E., 150 feet to a point along the lake; thence turning and running with the lake S. 31 - 56 W., 128 feet to a point; thence turning and running N. 37 - 38 W., 162.6 feet to a point on Cherry Hill Road; thence with said road N. 40 - 37 E., 52.7 feet to a point on said road; then continuing with said road N. 27 - 45 E., 45.3 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, recorded in the R.M.C. Office for Greenville County on May 11, 1978, in Deed Book 1078 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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