

MORTGAGE

FILED  
GREENVILLE CO. S. C.

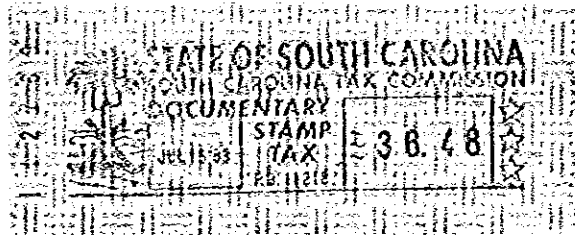
THIS MORTGAGE is made this 15th day of July, 1983, between the Mortgagor, DANCO, INC., A SOUTH CAROLINA CORPORATION, July 15, 1983, DONNIE S. TANKERSLEY (herein "Borrower"), and the Mortgagee, HERITAGE FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of the United States of America, whose address is 201 West Main Street, Laurens, S. C. 29360. (herein "Lender"). THIS MORTGAGE INCLUDES AN ADJUSTABLE RATE LOAN RIDER WHICH HEREBY INCORPORATED BY REFERENCE.

WHEREAS, Borrower is indebted to Lender in the principal sum of Ninety-one thousand two hundred and no/100 (\$91,200.00) Dollars, which indebtedness is evidenced by Borrower's note dated (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2013.

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 certain piece, parcel or lot of land, with all improvements thereon situate, lying and being in the Town of Mauldin, County of Greenville, State of South Carolina, being known and designated as Lot No. 16 of Section V of Forrester Woods, as shown on a plat thereof recorded in the RMC Office for Greenville County, South Carolina in Plat Book 8-P at page 100, reference being had to said plat for a more complete metes and bounds description.

This being a portion of the property conveyed to the Mortgagor herein by deed of Y. B. Developers, Inc., a South Carolina corporation, dated February 12, 1982 and recorded in the RMC Office for Greenville County, South Carolina on March 26, 1982 in Deed Book 1164 at Page 439.



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which has the address of Lot 16, Section V, Forrester Woods Mauldin, South Carolina (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 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.