

FILED
GREENVILLE CO. S.C.

AUG 11 10 50 AM '81

CONNIE S. TANAKERSLEY
R.M.C.

BOOK

74 PAGE 1940

BOOK 1440 PAGE 944

MORTGAGE
(Construction—Permanent)

THIS MORTGAGE is made this 10th day of August, 1978, 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 Hundred and No/100 (\$61,200.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated August 10, 1978, (herein "Note"),

and the said note provides for interest to be paid from the amortization commencement date and for monthly installments of 13 1/2 percent per annum, payable on the 10th day of each month, beginning on the 10th day of August, 1978, and continuing until the principal sum of 1915 Dollars has been paid in full. The property mortgaged is described as follows:

40 E., 162.9 feet to a point at the joint rear corner of Lots Nos. 127 and 128;

thence turning and running S. 36-46 W., 131 feet to a point at the joint rear corner of Lots Nos. 128 and 129; thence turning and running with the common line of said lots, N. 27-0 W., 200.5 feet to a point on Cherry Hill Road;

thence turning and running with said Road, N. 57-45 E., 58 feet to a point; thence continuing with said Road, N. 40-37 E., 32 feet to the point of begin-

ning. FULLY SATISFIED AUG 24 1981

South Carolina Federal Savings and Loan Assn.

Gordon D. Seay
Vice President

Conyn B. Walton
Connie S. Tanakersley

WITNESS *Connie S. Tanakersley*

Derivation: This is a portion of the 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 in Deed Book 1078 at Page 982.

which has the address of Route 10 Greenville

S.C. 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.

SOUTH CAROLINA—1 to 4 Form—6/75—FNMA/FHLMC UNIFORM INSTRUMENT (with amendments adding Paras. 24 and 25)