

FILED
GREENVILLE S.C.

2996

BOOK 67 PAGE 1364

BOOK 1438 PAGE 20

2-1977

JUL 13 4 03 PM '79
CONNIE S. TANKERSLEY
R.H.C.

LATIMER & WYLIE
Attorneys at Law
700 E. North St., Suite 3
Greenville, S.C. 29601

PAID AND FULLY SATISFIED
This 13th Day of June 1979
South Carolina Federal Savings & Loan Assn.

MORTGAGE
(Construction)

Witness Patricia C. Pressley

THIS MORTGAGE is made this 13th day of June, 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 Fifty-four Thousand Six Hundred and No/100 (\$54,600.00) Dollars or so much thereof as may be advanced, which indebtedness is evidenced by Borrower's note dated July 13, 1978, (herein "Note"), providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable on January 1, 1980.

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 Borrower dated July 13, 1978, 1978, (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 State of South Carolina, County of Greenville, in the City of Mauldin, being known and designated as Lot No. 70 on plat of Forrester Woods, Section 7, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-18 at Pages 21 and 22, and having the following metes and bounds, to-wit:

BEGINNING at a point on the eastern side of Pigeon Point at the joint front corner of Lots 69 and 70 and running thence with the common line of said lots, S. 72-16 E., 145.5 feet to a point on the western side of Miller Road at the joint rear corner of Lots 69 and 70; thence running with said Road, S. 13-26 W., 100 feet to the joint rear corner of Lots 70 and 71; thence running with the common line of said lots, N. 72-19 W., 147.4 feet to a point on Pigeon Point at the joint front corner of Lots 70 and 71; thence turning and running with said Pigeon Point, N. 14-31 E., 100 feet to the point of beginning.

The above lot is a portion of the same property conveyed to the mortgagor herein by deed recorded in the R.M.C. Office for Greenville County in Deed Book 1078 at Page 982.

Derivation: GRANTOR W.D. YARBROUGH RECEIVED MAY 11TH 1978

Route 6, Pigeon Point, Greenville, S. C. 29607.

JUL 26 1979 GREENVILLE S.C.

1364

4328 RV-2