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GREENVILLE CO. S. C.

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MORTGAGE

DONALD TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 1st day of August, 1979, between the Mortgagor, Roland G. Bergeron and Jane E. Bergeron, (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

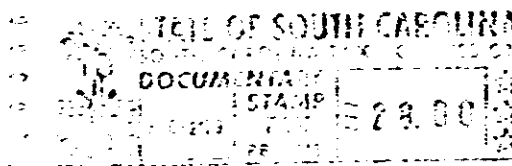
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy Thousand and No/100 (\$70,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated August 1, 1979, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 2009.....;

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 State of South Carolina, County of Greenville, being known and designated as Lot No. 13 of a subdivision known as Stratton Place, according to a plat thereof prepared by Piedmont Engineers, Architects-Planners, dated July 10, 1972, recorded in the R.M.C. Office for Greenville County in Plat Book 4-R, Pages 36 and 37, and having according to a plat prepared for Roland G. Bergeron and Jane E. Bergeron by Carolina Surveying Company, dated August 1, 1979, the following metes and bounds, to-wit: (PLAT BOOK 7M-12)

BEGINNING at an iron pin at the corner of Lot Nos. 12 and 13 and running thence with the common line of said Lots, N. 72-58 W. 149.9 feet to an iron pin at the joint rear corner of said Lots, thence turning and running N. 20-07 E. 121.87 feet to an iron pin at the joint rear corner of Lot Nos. 13 and 14; thence turning and running along the common line of said Lots, S. 72-23 E. 173.9 feet to an iron pin at the joint front corner of said Lots; thence turning and running along the northwest side of Coventry Road, S. 27-09 W. 99.7 feet to an iron pin; thence continuing along Coventry Road, S. 48-00 W. 25.3 feet to the point of BEGINNING.

This being the same property conveyed unto the Mortgagor herein by deed from Frank H. Wiygul, Jr. and Sandra N. Wiygul, of even date to be recorded herewith.



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which has the address of Lot No. 13, Coventry Road, Stratton Place S/D, Greenville County, 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 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.

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