

RENEGOTIABLE RATE

1539 43832

MORTGAGE

GRANDED FILED
S.C.
MAY 2 15 PM '81

THIS MORTGAGE is made this 1st day of MAY
19 81 .., between the Mortgagor, GERALD R. BERGER and MARLEEN G. BERGER
..... (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-THREE THOUSAND FOUR HUNDRED
(\$53,400.00) Dollars, which indebtedness is evidenced by Borrower's note
dated . May .1, .1981 (herein "Note"), providing for monthly installments of principal and interest until
May .1, .1986 (end of Initial Loan Term), with ... 5 ... Renewal Loan Terms, with adjustments
in the interest rate, the initial interest rate being 15.50 The final maturity day of this Mortgage is

May 1, 2011

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, as the
same may be renegotiated under the terms of the Note at the end of the Initial Loan Term or any Renewal Loan Term,
(b) 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 (c) 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 suc-
cessors 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, known as Lot No. 91, and a parcel of property to
the south of Lot 91 on plat of ADDITION TO DEL NORTE ESTATES, Section IV, recorded in
the RMC Office of Greenville County in plat book 4 N at page 10, and having according
to a recent survey made by Freeland & Associates 4/28/81 recorded in the RMC Office
for Greenville County, S. C. in plat book 8-0 page 39 , the following metes and
bounds, to-wit:

Beginning at an iron pin on the south side of Del Norte Road, the joint front
corner of Lots 90 & 91; thence with the joint line of said lots S. 24-22 E. 208.85
feet to an iron pin on the north side of Hudson Road; thence with the north side of
said Road S. 72-54 W. 165.3 feet to an iron pin corner of property now or formerly
of CELY, JR.; thence with line of said property N. 8-45 W. 89.05 feet to an iron pin
at rear corner of lots 1 & 91; thence with the joint line of said lots N. 5-17 E.
137.4 feet to an iron pin on south side of Del Norte Road; thence with the southern
side of said street N. 87-28 E. 40 feet to an iron pin; thence continuing with the
southern side of said road N. 69-03 E. 35 feet to an iron pin the point of beginning.

This is the same property conveyed to mortgagors by Harvey C. Denslow & E. Elaine
Denslow by deed of even date herewith to be recorded.

which has the address of .. 11 South Del Norte Road, TAYLORS,
[Street] [City]
S.C. 29687 (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 improve-
ments 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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