

FILED
GREENVILLE S.C.
MAR 15 3 16 PM '83
DONNIE S. THOMPSON
R.M.C.

MORTGAGE

SC01:1597 PAGE 972

THIS MORTGAGE is made this 25th day of February,
19 83, between the Mortgagor, Roland G. Bergeron and Jane E. Bergeron
, (herein "Borrower"), and the Mortgagee, First Federal
Savings and Loan Association of South Carolina, 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 \$10,314.28 (Ten thousand
three hundred fourteen and 28/100-----) Dollars, which indebtedness is evidenced by Borrower's
note dated February 25, 1983, (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on March 1,
...1993.....;

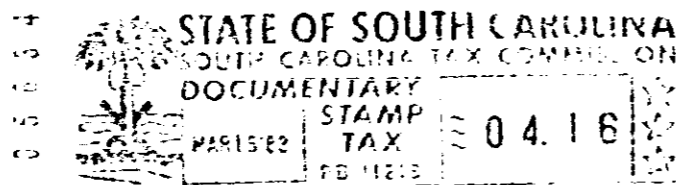
TO SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest
thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect
the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein
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 Lots 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. 20-07E 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. 72-23E. 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 and recorded in the RMC Office for Greenville
County in Deed Book 1108 at Page 482 on August 2, 1979.

It is junior to the first mortgage given to First Federal of South Carolina
in the original amount of Seventy Thousand Dollars recorded in the R. M. C. office
of Greenville County in Mortgage Book 1475 page 692 on August 2, 1979



which has the address of Lot No. 13, Coventry Road, Stratton Place S/D, Greenville County,
(Street) (City)
South Carolina (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 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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