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GREENVILLE CO. S.C.

BOOK 1260 PAGE 351



First Mortgage on Real Estate

MORTGAGE

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

TO ALL WHOM THESE PRESENTS MAY CONCERN RICHARD G. BERGMAN and CAROLE A. BERGMAN

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS the Mortgagor is well and truly indebted unto SECURITY FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE GREENVILLE S.C. (hereinafter referred to as Mortgagee) in the sum of Thirty Thousand Four Hundred and No. 100 DOLLARS

(\$ 30,400.00) with interest thereon at the rate of seven and one-half per cent per annum as evidenced by the Mortgagor's note of even date herewith payable as therein stated, or as hereafter modified by mutual agreement in writing the final maturity of which is thirty years after the date hereof, unless extended by mutual consent the terms of said note and any agreement modifying it are incorporated herein by reference and

WHEREAS the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account including advances made by the Mortgagee on other or no security

NOW KNOW ALL MEN, That the Mortgagor in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns

All that certain piece, parcel or lot of land with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the northerly side of Holly Road, near the City of Greenville, S. C., and being designated as Lot No. 13 on plat entitled "Edwards Forest Height" as recorded in the RMC Office for Greenville County, S. C., in Plat Book 000, page 89 and having, according to said plat, the following metes and bounds, to wit

BEGINNING at an iron pin on the northerly side of Holly Road, joint rear corner of Lots 13 and 14 and running thence along the common line of said lots N 1-29 W 175 feet to an iron pin, thence S 88-31 W 110 feet to an iron pin, joint rear corner of Lots 12 and 13, thence along the common line of said lots S 1-29 E 175 feet to an iron pin on the northerly side of Holly Road, thence along said Road N 88-31 E 110 feet to an iron pin, the point of beginning

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.