

SEP 13 4 03 PM '82 MORTGAGE

JOHN S. TANKERSLEY
R.M.C.

THIS MORTGAGE is made this 13th day of September,
19 82, between the Mortgagor, Leonard Bergeron and Yvonne K. 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").

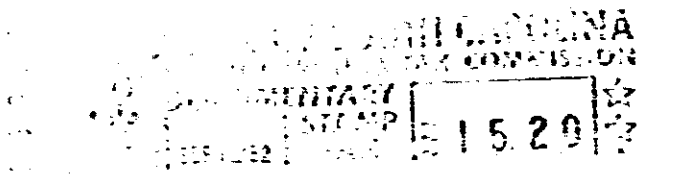
WHEREAS, Borrower is indebted to Lender in the principal sum of Thirty-eight thousand
and no/100ths (\$38,000.) --- Dollars, which indebtedness is evidenced by Borrower's
note dated September 13, 1982 (herein "Note"), providing for monthly installments of principal
and interest, with the balance of the indebtedness, if not sooner paid, due and payable on October 1,
2006.....;

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, with all buildings and improvements
thereon, situate, lying and being on the eastern corner of the intersection
of Eastwood Court with Eastwood Drive, in Greenville County, SC, being
shown and designated as Lot No. 58 on a Plat of OLD MILL ESTATES, SECTION
II, Made by Piedmont Engineers and Architects, dated June 15, 1972,
recorded in the RMC Office for Greenville County, SC, in Plat Book 4-R
at page 22, and having according to said plat the following metes and
bounds, to wit:

BEGINNING at an iron pin on the eastern side of Eastwood Drive at the
joint front corner of Lots Nos. 57 and 58 and running thence with the
common line of said lots, S 57-28 E, 175.0 feet to an iron pin; thence
along the common line of Lots Nos. 58 and 59, S 16-06 W, 78.6 feet to an
iron pin on the northern side of Eastwood Court; thence along the curve
of the northern side of Eastwood Court, the chords of which are N 89-35
W, 25.0 feet and S 52-30 W, 32.8 feet to an iron pin; thence along the
northeastern side of Eastwood Court, N 53-28 W, 125.6 feet to an iron
pin; thence N 14-10 W, 38.7 feet to an iron pin on the eastern side of
Eastwood Drive; thence along the easternside of Eastwood Drive, N 25-08 E,
85.0 feet to an iron pin, the point of beginning.

DERIVATION: Deed of Douglas W. Blissett and Linda B. Blissett recorded
September 13, 1982 in Deed Book 113 at page 136.



which has the address of 200 Eastwood Drive, Taylors, SC 29687
(Street) (City)
(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 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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