

FILED
GREENVILLE CO. S. C.

200: 1487 PAGE 953

Post Office Box 937
Greenville, S.C. 29603

NOV 23 11 42 AM '79
DONNIE S. TANKERSLEY
R.M.C.

MORTGAGE

THIS MORTGAGE is made this 9th day of November 1979, between the Mortgagor, Marlyn J. Bergman (herein "Borrower"), and the Mortgagee, South Carolina Federal Savings & Loan Association, a corporation organized and existing under the laws of 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 Thousand and No/100 (\$50,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated November 9, 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 December 1, 1989.

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 tract of land situate, lying and being on the Eastern side of Laurens Road in the Town of Simpsonville, near the City of Greenville, in the State of South Carolina, and shown and designated as a 5.88 Acre Tract according to a survey of Property for Marlyn J. Bergman prepared by Carolina Surveying Co., dated October 26, 1979, and according to said Plat has the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Western side of Laurens Road at the joint front corner of this tract and property now or formerly of Hopkins which point is 22 feet, more or less, from the intersection of Laurens Road and West Circle Drive, and running thence with the joint line of this tract and property of Hopkins S. 85-27 E. 443.2 feet to an iron pin in the line of property now or formerly of Gault; running thence S. 33-30 E. 287 feet to an axle; running thence N. 61-25 E. 146 feet to an iron pin in the line of property of the Subdivision known as Powder Horn; running thence with that line S. 22-52 W. 311.6 feet to an iron pin; running thence N. 84-48 W. 588.7 feet to an iron pin on the Eastern side of the Laurens Road; running thence with the Eastern side of said Road N. 2-45 W. 439 feet to an iron pin, point of beginning.

This is the identical property conveyed to the Mortgagor herein by Doletta Bernice Davis by Deed recorded simultaneously herewith.

RECORDED IN THE PUBLIC RECORDS OF GREENVILLE COUNTY, SOUTH CAROLINA
NOV 23 1979

which has the address of Laurens Road Simpsonville
[Street] [City]
South Carolina 29681 (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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