

GREENVILLE CO. S.C.

MORTGAGE

BOOK 1584 PAGE 693

FEB 22 2 22 PM '82

SONN

THIS MORTGAGE IS MADE this 26TH day of FEBRUARY 1982, between the Mortgagor, MICHAEL K. BERGFALK AND MARY L. BERGFALK (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of SOUTH CAROLINA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

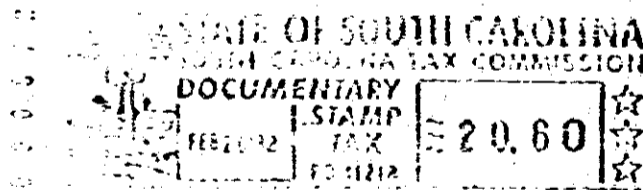
WHEREAS, Borrower is indebted to Lender in the principal sum of FIFTY-ONE THOUSAND FIVE HUNDRED AND NO/100THS. (\$51,500.00) Dollars, which indebtedness is evidenced by Borrower's note dated FEBRUARY 26, 1982 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on MARCH 1, 2012

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 County of Greenville, State of South Carolina, being shown as Lot No. 30 on plat of Heritage Hills recorded in Plat Book YY at Page 187, in the RMC Office for Greenville County, South Carolina, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Northern side of Butler Springs Road at the joint front corner of Lot Nos. 29 and 30 and running thence with Lot No. 29, N. 9-45 W. 170 feet to an iron pin; thence S. 80-15 W. 105 feet to an iron pin; thence S. 9-45 E. 170 feet to an iron pin on the Northern side of Butler Springs Road; thence with the Northern side of said road, N. 80-15 E. 105 feet to the point of beginning.

THIS being the same property conveyed to the Mortgagors herein by a certain deed of James E. McCoy and Wanda C. McCoy dated February 22, 1982, and thereafter filed on February 26, 1982, in the RMC Office for Greenville County in Deed Book 1162 at Page 992.



which has the address of 834 BUTLER SPRINGS ROAD, GREENVILLE, SOUTH CAROLINA (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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