

MORTGAGE

GREENVILLE FILED
 JUL 10 1984 S.C.
 THIS MORTGAGE is made this 2nd day of July 1984, between the Mortgagor, Patrick C. Rogan and wife Barbara J. Rogan (herein "Borrower"), and the Mortgagee, IBM Coastal Employees Federal Credit Union, a corporation organized and existing under the laws of North Carolina, whose address is P.O. Box 12238 Research Triangle Park, N.C. 27709 (herein "Lender").

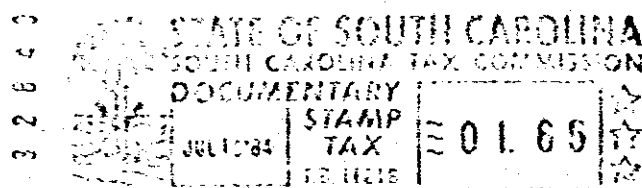
WHEREAS, Borrower is indebted to Lender in the principal sum of 5,402.00 Five Thousand Four Hundred Two Dollars, which indebtedness is evidenced by Borrower's note dated July 2, 1984 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on August 1, 1987

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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, on the northern side of Seabury Drive, near the City of Greenville, being shown and designated as Lot No.80 on plat of Merrifield Park, Section I, recorded in Plat Book "000", Page 177 in the RMC Office for Greenville County, S. C., reference to said plat being herein craved for the metes and bounds description.

This being the same property conveyed to grantor herein by deed of George J. Keller and Maureen S. Keller and recorded in Deed Book 1044, page 976 in the Office of the Clerk of Court for Greenville County on October 22, 1976.

This conveyance is made subject to all easements, restrictions, rights of way and zoning ordinance of record.



which has the address of 125 Seabury Dr., Greenville, South Carolina 29615 (herein "Property Address");

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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