

MORTGAGE

Documentary Stamps are figured on
the amount financed. \$ 22,000.00

THIS MORTGAGE is made this 10th day of June 1983, between the Mortgagor, John E. And Debra R. O'Sullivan, Same as John Edward O'Sullivan (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 Nineteen Thousand, Three Hundred, Sixty Six and 80/100 Dollars, which indebtedness is evidenced by Borrower's note dated June 10, 1983 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 20, 1993.

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:

being All that piece, parcel or lot of land situate, lying and being in the state of South Carolina, County of Greenville, being known and designated as Lot No. 19, Section Four, Richmond Hills, plat of which is recorded in the RMC Office for Greenville County in plat book JJJ at page 81, reference to which is craved for a metes and bounds description thereof.

This is the same property conveyed by deed of Robert Eugene Eller to John Edward O'Sullivan and Debra R. O'Sullivan, dated July 15, 1976 and recorded July 15, 1976 in the RMC Office for Greenville County in Deed Volume 1039 Page 650.

which has the address of 7 Vicksburg Dr. Greenville SC 29611 (herein "Property Address");
(Street) (City) (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.