

MORTGAGE

THIS MORTGAGE is made this 2 day of July, 1975, between the Mortgagor, Gary D. O'Sullivan

(therein "Borrower"), and the Mortgagee, Family Federal Savings and Loan Association, a corporation organized and existing under the laws of United States of America, whose address is #3 Edwards Building, 600 N. Main St., Greer, S. C. (therein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighteen Thousand & No/100 Dollars, which indebtedness is evidenced by Borrower's note of even date herewith (therein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on July 1, 2000

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 (therein "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: Chick Springs Township, in the City of Greer, being on the West side of Pine Street and being all of lot number 44 and a portion of lot number 45 on plat of Westmoreland Circle, which plat is recorded in the R.M.C. Office for Greenville County and having the following metes and bounds, to-wit:

BEGINNING on an iron pin on the western edge of Pine Street, joint corner of Lot now or formerly owned by E. W. Edwards (lot number 43 of said Westmoreland Circle) and running thence along and with the edge of said street, N. 11-20 E. 50 feet to a turn; thence continuing with western edge of said street N. 3-00 E. 25 feet to an iron pin, new corner; thence a new line N. 71-05 W. 141.7 feet to an iron pin on the rear line of lot number 53; thence S. 2-10 W. 60 feet to an iron pin on the rear line of Lot Number 52, joint rear corner of lot number 43; thence S. 69-00 E. 137.5 feet to the beginning corner.

This is that same property conveyed to mortgage by deed of Thomas G. Smith, Jr. and Doreann L. Smith, dated this date, and to be recorded in R.M.C. Office for said County and State herewith.

Subject to all easements and rights of way of record.

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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 in the event 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 easements and restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal and Interest. Borrower shall promptly pay when due the principal of and interest on the indebtedness evidenced by the Note, as provided in the Note, and the principal of and interest on any Future Advances secured by this Mortgage.

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