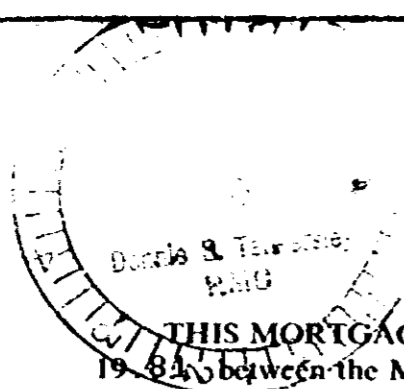


MORTGAGE

BOOK 1550 PAGE 437



THIS MORTGAGE is made this 5th day of August 1981 between the Mortgagor, James J. O'Grady and Eileen A. O'Grady (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 Fifteen thousand, two hundred, fifty-eight and 00/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 5, 1981 (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, 1986

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 lot of land in the State of South Carolina, County of Greenville, in Gantt Township, situate on the southern side of East Seven Oaks Drive, and being shown and designated as Lot 98 on plat of Section II, Chanticleer, recorded in Plat Book JJJ at page 71, and having according to said plat, the following metes and bounds, to-wit:

Beginning at an iron pin on the southern side of East Seven Oaks Drive, joint front corner of Lots 97 and 98, and running thence with the line of Lot 97, S. 42-41 W., 167 feet to pin; thence S. 51-53 E., 120.45 feet to pin at rear corner of Lot 99; thence with the line of Lot 99, N. 42-41 E., 157.5 feet to pin on East Seven Oaks Drive; thence with the southern side of said Drive, N. 47-19 W., 120 feet to the point of beginning.

This being the same proeprty conveyed to grantors herein by deed of Neville P. Lewis and Isabelle E. Lewis dated December 15, 1976, recorded in the RMC Office for Greenville County, SC, in deed book 1047, page 927 on December 15, 1976.

This is the same property conveyed by deed of Harry B. Ussery and Barbara L. Ussery, dated April 21, 1980, recorded April 21, 1980 in book 1124, page 381 of the RMC Office for Greenville County, SC

which has the address of 412 Seven Oaks Drive, Greenville, SC 29605 (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 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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AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION