

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

FILED
GREENVILLE CO. S. C.

BOOK 1369 PAGE 177

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Forrester Woods Recreational Center, Inc., a South Carolina Non-Profit Corporation,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Southern Bank and Trust Company

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of -----
Eighty-five Thousand and No/100----- Dollars (\$ 85,000.00) due and payable
in accordance with the terms of said note;

with interest thereon from date at the rate of 9-1/2 per centum per annum, to be paid: monthly

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, near the Town of Mauldin, shown on a survey by

W. R. Williams, Jr., dated February, 1976, as the property of Forrester Woods Community Association, Inc., and having the following metes and bounds, to-wit:

BEGINNING at an iron pin at the corner of property designated on said plat as "Park Area, Section II Forrester Woods" and running thence S. 81-45 E. 240.35 feet to an old iron pin; thence turning and running S. 11-14 W. 204.73 feet to an old iron pin; thence turning and running S. 11-12 W. 186.14 feet to an old iron pin on Gilder Creek; thence turning and running with the center of said Gilder Creek the traverse line of which is as follows: N. 32-12 W. 180.25 feet, thence continuing said traverse N. 75-24 W. 85.3 feet to an iron pin; thence turning and running N. 4-17 E. 245 feet to an iron pin, the point of beginning:

ALSO: ALL those pieces, parcels or lots of land situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being known and designated as Lots 25 and 26 as shown on plat of Forrester Woods, Section VII, recorded in the R.M.C. Office for Greenville County, South Carolina, in Plat Book 5-P, at page 21, dated March 26, 1976, prepared by R. B. Bruce, and having, according to said plat, the following metes and bounds, to-wit:

Lot 25: Beginning at a point on Piney Grove Road, joint front corner of Lots 25 and 26 and running thence with the common line of said lots, N. 77-54 W. 150 feet to a point; thence turning and running S. 12-06 W. 130 feet to a point; thence turning and running N. 88-08 E. 179.2 feet to a point on Pine Grove Road; thence turning and running with Piney Grove Road N. 3-18 W. 90 feet to the point of beginning.

Lot 26: Beginning at a point on Piney Grove Road, joint front corner of Lots 25 and 26 and running thence with the common line of said lots N. 77-54 W. 150 feet to a point; thence turning and running N. 12-06 E. 100 feet to a point; thence turning and running S. 77-54 E. 150 feet to a point on Piney Grove Road; thence turning and running with Piney Grove Road S. 12-06 W. 100 feet to the point of beginning.



Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner: it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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