

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.
JAN 30 1 06 PM '81
DONNIE S. TANNERSLEY
R.M.C.

MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, FORRESTER ASSOCIATES, A GENERAL PARTNERSHIP

(hereinafter referred to as Mortgagor) is well and truly indebted unto GEORGE M. COOLEY AND DORIS J. COOLEY

(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 Fifteen Thousand & 00/100-

----- Dollars (\$ 15,000.00) due and payable

as stated herein

with interest thereon from February 1, '81 at the rate of Nine (9) 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

ALL that certain piece, parcel or lot of land with the buildings and improvements thereon, lying and being at the north westerly corner of the intersection of West Stone Avenue and Robinson Street, in the City of Greenville, S.C. and being known as a portion of Lot 6, Section D, on the plat of Stone Land Company as recorded in the R.M.C. Office for Greenville County, S.C. in Plat Book "A" at Page 341 and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwesterly corner of the intersection of West Stone and Robinson Street, said pin being 12 inches from the inside edge of the sidewalk and the westerly edge of Robinson Street and running thence along the westerly edge of Robinson Street N. 6-47 E. 120 feet to an iron pin; thence N. 76-46 W. 88.75 feet to an iron pin; thence S. 6-47 W. 120 feet to an iron pin on the northerly edge of West Stone Avenue; thence along the northerly edge of West Stone Avenue S. 76-46 E. 88.75 feet to the point of beginning.

This is the same property conveyed to the Mortgagors herein by deed of George M. Cooley and Doris J. Cooley, dated June 29, 1979, and recorded in the R.M.C. Office for Greenville County in Deed Book 1185 at page 730 on June 29, 1979.

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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