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S. C.  
MAY 31 12 01 PM '82  
SHERSLEY

BOOK 1571 PAGE 417

# MORTGAGE

THIS MORTGAGE is made this 31st day of May, 1982, between the Mortgagor, FORRESTER ASSOCIATES, A GENERAL PARTNERSHIP of South Carolina (herein "Borrower"), and the Mortgagee, First Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of America, whose address is 301 College Street, Greenville, South Carolina (herein "Lender").

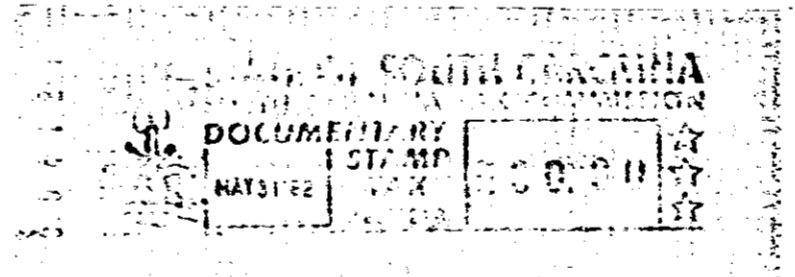
WHEREAS, Borrower is indebted to Lender in the principal sum of Seventy-Five Thousand and No/100 (\$75,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated May 31, 1982, (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on June 1, 1998;

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 certain piece, parcel or lot of land situate, lying and being at the northwesterly 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 plat of Stone Land Company as recorded in the RMC Office for Greenville County, S.C., in Plat Book "A" at Page 341 and having, according to a more recent plat prepared by Carolina Surveying Co., dated April 29, 1982, the following metes and bounds, to-wit:

BEGINNING at an iron pin at the northwestern corner of the intersection of West Stone Avenue and Robinson Street and running thence along the northern side of West Stone Avenue N. 83-36 W. 88.63 feet to an iron pin at the joint corner of Lots 4 and 6; thence with the joint line of said lots N. 5-34 E. 120 feet to an iron pin; thence in a line through Lot 6 S. 83-36 E. 91.18 feet to an iron pin on the western side of Robinson Street; thence along the western side of Robinson Street S. 6-47 W. 120 feet to the point of beginning.

This being the same property conveyed to the Mortgagor herein by deed of George M. Cooley and Doris J. Cooley recorded June 29, 1979, in the RMC Office for Greenville County, S.C., in Deed Book 1105 at Page 730.



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which has the address of #1 and #3 Robinson Street, Greenville (Street) (City), S. C. 29609 (herein "Property Address"); (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 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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