

P. O. Box 1268, Greenville, S.C. 29602

FILED
GREENVILLE, S.C.

MORTGAGE

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DONALD J. SANDERSLEY

THIS MORTGAGE is made this 8th day of August, 1979, between the Mortgagor, The Vista Co., Inc. (herein "Borrower"), and the Mortgagee, FIDELITY 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").

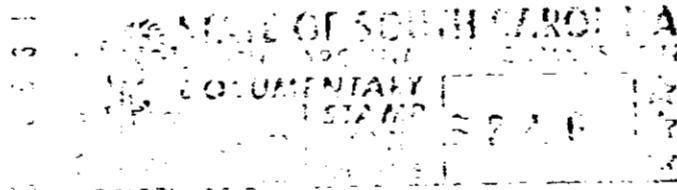
WHEREAS, Borrower is indebted to Lender in the principal sum of Sixty-One Thousand Six Hundred and No/100 Dollars, which indebtedness is evidenced by Borrower's note dated August 8, 1979 (herein "Note"), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on February 1, 2010.

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 in Greenville County, South Carolina, known as Lot 67 on plat of Brookfield West, Section I, recorded in Plat Book 7C, at page 19, in the RMC Office for Greenville County, and having the following courses and distances, to-wit:

Beginning at an iron pin on the western edge of Cobblestone Road at the joint front corner of Lots 66 and 67 and running thence with Lot 67, N. 86-27 E. 150 feet to an iron pin; thence S. 03-33 E. 110.86 feet to an iron pin at the joint rear corner of Lots 67 and 68; thence with Lot 68 S. 59-29 W. 168.30 feet to an iron pin on the edge of Cobblestone Road; thence with Cobblestone Road, N. 03-33 E. 187.18 feet to the point of beginning.

Being the same property conveyed by Dee A. Smith Company, Inc., by deed to be recorded herewith.



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which has the address of Lot 67, Cobblestone Road, Greer, South Carolina 29651 (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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