

42868

P O Box 1248
Greenville S.C. 29602

GREENVILLE CO. S.C. **MORTGAGE**
Nov 5 2 10 PM '80 (Renegotiable Rate Mortgage)
DONNIE S. TANKERSLEY
R.H.C.

This instrument was prepared by:
John C. Cheros

BOOK 88 1586
PAGE 513

THIS MORTGAGE is made this 5th day of November, 1980, 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 the United States whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Two Thousand Three Hundred Dollars, which indebtedness is evidenced by Borrower's note date November 5, 1980 (herein "Note") which is attached hereto as Exhibit "A," the terms of which are incorporated herein by reference (including any and all renewals, extensions, renegotiations and/or modifications of the original Note), providing for monthly installments of principal and interest, with the balance of the indebtedness, if not sooner paid, due and payable on April 1, 2011;

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 piece, parcel or lot of land lying in the State of South Carolina, County of Greenville, shown as Lot 241 on plat of Devenger Place, Section 12, recorded in Plat Book 7 X at page 18 and having such courses and distances as will appear by reference to said plat.

Being the same property conveyed by Devenger Road Land Company, a Partnership by deed recorded herewith.

In addition to and together with the monthly payments of principal and interest under the terms of the Note secured hereby, the mortgagor promises to pay to the mortgagee a monthly premium necessary to carry private mortgage guaranty insurance until the principal balance reaches 80% of the original sales price or appraisal, whichever is less. The estimated monthly premium for the first nine years will be .02% of the original amount of the loan. The estimated monthly premium for each year thereafter will be 01% of the original principal balance of this loan. The mortgagee may advance this premium and collect it as part of the debt secured by the mortgage if the mortgagor fails to pay it.

FILED SEP 13 1984
GREENVILLE CO. S.C.
SEP 13 11 43 AM '84
DONNIE S. TANKERSLEY
R.H.C.

208 6
John C. Cheros
Att'y

PAID AND SATISFIED IN FULL
THIS 5th DAY OF Sept 1984

AMERICAN FEDERAL BANK, F.S.B.
FORMERLY AMERICAN FEDERAL
SAVINGS AND LOAN ASSOCIATION
John C. Cheros
WITNESSES Julia Williams

Formerly Fidelity Federal
Savings and Loan Association

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE
DOCUMENTARY
STAMP
\$32.98

8450
Donnie S. Tankersley
R.H.C.