

FILED  
GREENVILLE, S.C.  
MAY 1 12 53 PM '80  
DONN W. HARRISLEY  
R.M.C.

### MORTGAGE

THIS MORTGAGE is made this 24th day of April, 1980 between the Mortgagor, The Vista Co., Inc.

(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 Sixty Seven Thousand Six Hundred and no/100 Dollars, which indebtedness is evidenced by Borrower's note dated November 26, 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 November 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 \_\_\_\_\_, 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 2 and a small portion of Lot 1, on plat of Brookfield West, Section 1, recorded in Plat Book 7C at page 19 and on a later plat prepared by Dalton & Neves Co., Engineers, as Lot 2 and Part of Lot 1, and having the following courses and distances according to the latter plat:

Beginning at an iron pin on Cobblestone Road, at a point in Lot 1 and running thence a new line through Lot 1, N. 26-35 W. 167.46 feet to an iron pin; thence N. 60-21 E. 10.0 feet to an iron pin at rear corner of Lot 2 with old line of Lot 1; thence N. 60-42 E. 90.11 feet to an iron pin, joint rear corner of Lots 2 and 3; thence with the joint line of said lots, S. 26-34 E. 164.28 feet to an iron pin on Cobblestone Road; thence along Cobblestone Road, S. 63-25 W. 100.00 feet to an iron pin, the point of beginning.

Lot 2 was conveyed by deed of Dee Smith Co., Inc. on November 26, 1979 recorded in Deed Book 1116 at page 319. All of Lot 1 was conveyed by Dee Smith Co., by deed recorded January 11, 1980 in Deed Book 1118 at page 764.

THIS MORTGAGE IS GIVEN to replace a mortgage from The Vista Co., Inc. to First Federal Savings and Loan Association, recorded in Mortgage Book 1489 at page 291 since the small portion of Lot 1 is included in the lien of this mortgage.

This is a corrective Mortgage.

which has the address of Lot 2 and pt of 1, Cobblestone Road, Greer, S.C.

(State and Zip Code) (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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