

P. O. Drawer 408  
Greenville, S.C. 29602

NOV 26 2 38 PM '79  
DONNIE B. TANKERSLEY  
R.M.C.

BOOK 1489 PAGE 287

# MORTGAGE

THIS MORTGAGE is made this 26th day of November,  
19 79, 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 Greenville, State of South Carolina:

All that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot 4 on plat of Brookfield West, Section I, which plat is recorded in the RMC Office for Greenville County in Plat Book 7 C, at page 19, and having according to said plat, the following courses and distances, to wit:

Beginning at an iron pin on the Northern edge of Cobblestone Road at the joint corner of Lots 3 and 4 and running thence with the line of Lot 3, N. 26-35 W. 166.97 feet to an iron pin on the Southern edge of Pelham Road; thence with the edge of Pelham Road, N. 66-28 E. 135.63 feet to an iron pin, joint corner of Lots 4 and 5; thence with the line of Lot 5, S. 15-06 E. 168.66 feet to an iron pin on the Northern edge of Cobblestone Road; thence with the edge of Cobblestone Road, S. 69-09-49 W., the chord of which is 55 feet; thence continuing with Cobblestone Road, S. 63-25 W. 47.16 feet to an iron pin at the point of beginning.

Being a portion of the property conveyed unto the Borrower herein by deed of Loyd G. Boyer, recorded in Deed Book 1089, at page 107 on October 3, 1978, and by deed of Dee A. Smith Company, Inc., to be recorded herewith.

STATE OF SOUTH CAROLINA  
RECORDED IN THE COUNTY OF GREENVILLE  
DOCUMENT NO. 1489-287  
NOV 27 1979

which has the address of Lot 4, Cobblestone Road Greenville,  
(Street) (City)  
South Carolina 29606 (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 seized 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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