

2-1977 FILED
GREENVILLE CO. S.C.

MAR 27 2 52 PM '84

DONNIE S. WALKERSLEY
R.M.C.

MORTGAGE (Construction)

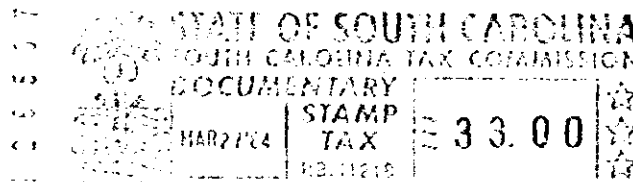
THIS MORTGAGE is made this 27th day of March,
1984, between the Mortgagor, The Vista Co., Inc.
(herein "Borrower"), and the Mortgagee, South Carolina
Federal Savings and Loan Association, a corporation organized and existing under the laws of the United States of
America, whose address is 1500 Hampton Street, Columbia, South Carolina (herein "Lender").

WHEREAS, Borrower is indebted to Lender in the principal sum of Eighty Two Thousand
Five Hundred and no/100 Dollars or so much thereof as may be advanced, which
indebtedness is evidenced by Borrower's note dated March 27, 1984, (herein "Note"),
providing for monthly installments of interest, with the principal indebtedness, if not sooner paid, due and payable
on April 1, 1985.

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, (b) the performance
of the covenants and agreements of Borrower contained in a Construction Loan Agreement between Lender and Bor-
rower dated March 27, 1984, (herein "Loan Agreement") as provided in paragraph 20
hereof, and (c) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to
paragraph 17 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,
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 Part of Lot 4 and Part Lot 3 on plat of
Property of The Vista Co., Inc., on plat of Phase Three, Brookfield
West, recorded in Plat Book 7X at page 66 and the plat of The Vista
Co., Inc., being recorded in Plat Book 10-I at page 71 and having
such courses and distances as will appear by reference to the latter
plat.

Being portion of the property deed by Dee A. Smith and Loyd G. Boyer
by deed recorded October 17, 1980 and by Dee Smith Company, Inc., by
Deed recorded in Deed Book 1184 at page 17 on March 8, 1983.



Derivation:

which has the address of Cobblestone Court, Greenville, S. C. 29615
(Street) (City)
(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 im-
provements 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, all fixtures now or hereafter attached to
the property, and all appliances, building materials, and other moveables placed in or upon the property if the same
were paid for, or were intended to be paid for, from the proceeds of this loan, 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 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 demand, 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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