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MORTGAGE OF REAL ESTATE—Offices of John G. Shews, Attorney at Law, Greenville, S. C.

A 2 2 32 PH '81

Address: 416 E. North St. Creenville, S. C.

STATE OF SOUTH CAROLINA SCOUNTY OF GREENVILLE

R M.C MORTGAGE

The Vista Co., Inc.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto Community Bank

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of One Hundred Twenty

Thousand Six Hundred Five & 17/

DOLLARS (\$ 120,605.17).

voluminterest thereon from detected the repaid:

361 days from date (6-1-82), interest to be paid monthly, pursuant to said note.

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WHEREAS, the Mortgagor may hereafter become indebted to the said mortgagee for such author sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"All that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, containing 3.14 acres. more or less, as shown on plat entitled "Property of Loyd G. Boyer" recorded in Plat Book 6-C at page 58 in the RMC Office for Greenville County, and being the same property conveyed to the mortgagor The Vista Co., Inc., by deed of Loyd G. Boyer dated June 28, 1978, recorded June 30, 1978, in Deed Book 1082 at page 255. This mortgage is a third mortgage as to the above property.

Also: All those lots of land in said County and State shown as Lots 191 and 194 on plat of Devenger Place, Section 9, recorded in Plat Book 6-H at page 71 in said RMC Office, and being the same property conveyed to the mortgagor The Vista Co., Inc., by deed of Devenger Road Land Company, a partnership, dated May 7, 1981, recorded May 11, 1981, in Deed Book 1147 at page 792. This mortgage is a first mortgage as to said Lots 191 and 194.

Also: All that lot of land lying in said County and State, shown as the major portion of Lot 1 on plat of Brookfield West, Section I, recorded in Plat Book 7C at page 19, and having the following metes and bounds: BEGINNING at an iron pin on Cobblestone Road at the curve and running N 73-07 W 36.29 feet to an iron pin on Gilderbrook Road; thence with Gilderbrook Road, N 29-39 W 136.31 feet to an iron pin on Pelham Road; thence along Pelham Road, N 60-21 E 118.84 feet to an iron pin; thence a new line through Lot 1, S 26-35 E 167.46 feet to an iron pin on Cobblestone Road; thence with Cobblestone Road, S 63-25 W 85 feet to an iron pin, the point of beginning. This is the same property conveyed to The Vista Co., Inc., by deed of Dee Smith Company, Inc., dated January 11, 1980, recorded January 11, 1980, in Deed Book 1118 at page 764. This mortgage is a second mortgage as to this lot.

(CONTINUED ON BACK OF MORTGAGE)

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and any other equipment or fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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