

This instrument was prepared by:

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FILED
GREENVILLE CO. S. C.

MORTGAGE
(Renegotiable Rate Mortgage)

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DONNIE S. TANKERSLEY
R.H.C.

THIS MORTGAGE is made this 3rd day of September 19 80, 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 Seventy-Two Thousand Three Hundred Fifty Dollars, which indebtedness is evidenced by Borrower's note date September 3, 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 March 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 certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, being shown as Lot 21 on plat of Brookfield West, Section I, which plat is recorded in Plat Book 7 C, at page 19 and having, according to said plat, the following courses and distances, to wit:

Beginning at a point on the edge of Cobblestone Road, at the joint front corner of Lots 20 and 21 and running thence with the line of Lot 20, S. 39-49 W. 153.13 feet to an iron pin; thence N. 50-11 W. 93.84 feet to an iron pin; thence N. 34-54 W. 21.5 feet to an iron pin at the joint rear corner of Lots 21 and 22; thence with the line of Lot 22, N. 48-27 E. 153.71 feet to an iron pin on the edge of Cobblestone Road; thence with the edge of said road, S. 45-52-13 E. 59.86 feet to an iron pin; thence continuing with said road, S. 50-11 E. 31.8 feet to an iron pin at the point of beginning.

This is the same property conveyed unto the Mortgagor herein by deed of Dee Smith, to be 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.

which has the address of Lot 21, Cobblestone Road, Greenville, S.C. (Street) (City) 29605 (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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