

This instrument was prepared by:
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P. O. Box 2268, Greenville, S.C. 29602

SEP 4 10 30 AM '80 MORTGAGE

DONNIE S. TANKERSLEY (Renegotiable Rate Mortgage)
R.H.C.

3001514 203389

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-Four Thousand Five 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 7
on plat of Brookfield West, Section 1, which plat is recorded in Plat Book
7C, at page 19 and having the following courses and distances according
to said plat.

Beginning at an iron pin on the Northern edge of Cobblestone Road at the
joint front corner of Lots 8 and 7 and running thence with the line of
Lot 8, N. 45-38 E. 155.87 feet to an iron pin; thence N. 34-54 W. 67.94
feet to an iron pin; thence N. 72-46 W. 88.36 feet to an iron pin at the
joint rear corner of Lots 6 and 7; thence with the line of Lot 6,
S. 25-45 W. 150.39 feet to an iron pin on the edge of Cobblestone Road;
thence with the edge of Cobblestone Road, S. 54-18-24 E. 95 feet to the
point of beginning.

This is the same property conveyed unto the Mortgagor herein by deed
of Dee Smith Company, 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 year 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 the
loan. The Mortgagee may advance this premium and collect it as a part of
the debt secured by the mortgage if the Mortgagor fails to pay it.

which has the address of Lot 7, Brookfield West, Section 1, Greenville,
..... (Street) (City)
..... S. C. 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 improve-
ments 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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