

Box 408, Greenville, S. C. 29602

BOOK 1502 PAGE 58

FILED
GREENVILLE CO. S. C.
JUN 1 12 53 PM '80
DORRIS S. TANKERSLEY
R.M.C.

MORTGAGE

BOOK 81 PAGE 870

THIS MORTGAGE is made this 24th day of April, 1980 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 if not sooner paid, due and payable on Lot 2 and Part of Lot 1, and having the courses and distances according to the latter plat:

Beginning at an iron pin on Cobblestone Road, at a point in Lot 1 and running thence a new line through Lot 1, N. 26-35 W. 167.46 feet to an iron pin; thence N. 60-21 E. 10.0 feet to an iron pin at rear corner of Lot 2 with old line of Lot 1; thence N. 60-42 E. 90.11 feet to an iron pin, joint rear corner of Lots 2 and 3; thence with the joint line of said lots, S. 26-34 E. 164.28 feet to an iron pin on Cobblestone Road; thence along Cobblestone Road, S. 63-25 W. 100.00 feet to an iron pin, the point of beginning.

Lot 2 was conveyed by deed of Dee Smith Co., Inc. on November 26, 1979 recorded in Deed Book 1116 at page 319. All of Lot 1 was conveyed by Dee Smith Co., by deed recorded January 11, 1980 in Deed Book 1118 at page 764.

THIS MORTGAGE IS GIVEN to replace a mortgage PAID SATISFIED AND CANCELLED from The Vista Co., Inc. to First Federal Savings and Loan Association, recorded in Mortgage Book 1489 at page 291 since the small portion of South Carolina is included in the lien of this mortgage.

This is a corrective Mortgage.

Mary C. Whitman
Ass't Vice-President

Witness Danny Black

which has the address of Lot 2 and pt of 1, Cobblestone (City)

(herein "Property Address");
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 seised 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.

GREENVILLE CO. S. C.
JUN 18 10 37 AM '80
DORRIS S. TANKERSLEY
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