1354 380

MORTGAGEE'S ADDRESS:
GUARDIAN FIDELITY CORPORATION
P. O. Drawer 581
122 S. Congress Street
Winnsboro, South Carolina 29180

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

REAL ESTATE MORTGAGE

WHEREAS, Joyce P. Godfrey, hereinafter designated as the mortgagor, whether one or more, is justly indebted to GUARDIAN FIDELITY CORPORATION, hereinafter called the mortgagee, and has made and delivered to said mortgagee a certain promissory note in writing bearing even date herewith, and has thereby promised to pay to the order of the mortgagee the sum of One Thousand, Three Hundred, Twenty-eight & 50/100---------- ($ 1,328.50) Dollars,

all of which will more fully appear by reference thereto, said note being made a part of this mortgage to the same extent as if it were set out in full herein.

WHEREAS, it is contemplated by and between the mortgagor and mortgagee that additional advances or loans may be made by the mortgagee to the mortgagor, from time to time, at the option of the mortgagee, which additional advances or loans shall be evidenced by a note or notes of the mortgagor bearing such rate of interest and with such payment and maturity dates as may be agreed upon hereafter.

WHEREAS, this mortgage secures the above described note and any renewals, reamortizations, extensions, deferments or other rearrangements thereof, and shall also secure all future advances that may be made subsequently by the mortgagee to the mortgagor and any note or notes of the mortgagor given to secure such future advances or loans, and any renewals, reamortizations, extensions, deferments or other rearrangements thereof, the maximum amount of all existing indebtedness and all additional advances or loans not to exceed Fifteen Thousand and No/100 ($15,000.00) plus interest thereon, attorney's fees, court costs, and any advances made by the mortgagee for protection of the security or title thereto, such as, but not limited to advances for insurance premiums and taxes, all of which are secured by this mortgage, PROVIDED, HOWEVER, that nothing herein contained shall require the mortgagee to grant any renewal, extension, reamortization, deferment or other rearrangement of any note herein referred to, or to make any additional or future advances or loans to the mortgagor.

NOW KNOW ALL MEN BY THESE PRESENTS, that the mortgagor, in consideration of the indebtedness owed to GUARDIAN FIDELITY CORPORATION, as evidenced by the above described promissory note, and for better securing the payment thereof to the mortgagee, according to the terms of said note, and the performance of the conditions and covenants herein contained, and to secure any additional or future advances or loans made by the mortgagee to the mortgagor, as referred to above, and also in consideration of the sum of Three ($3.00) dollars to the mortgagor in hand paid by the mortgagee, 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, on the northeastern side of Pinehurse Drive near the City of Greenville, and known and designated as Lot N.o. 5of a subdivision known as an Extension to Pinehurst, plat of which is recorded in the R. M. C. office for Greenville County in Plat Book VV at page 75; also shown as Property of Joyce P. Godfrey by plat recorded in the R.M. C. office for Greenville County in Plat Book 4U at page 98; said lot having such metes and bounds as shown on said latter plat.

This property is conveyed subject to restrictions and easements or rights of way, if any, of record.

And this being the identical property conveyed to the mortgagor herein by deed of William F. Richards dated September 8, 1972 in the office of the Clerk of Court for Greenville County in deed book 955 page 66.

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