



BOOK 1411 PAGE 121

MORTGAGEE'S ADDRESS:  
GUARDIAN FIDELITY CORPORATION

P.O. Box 581  
Winnsboro, SC 29180

STATE OF SOUTH CAROLINA  
COUNTY OF Greenville

REAL ESTATE MORTGAGE

WHEREAS, James H. and Janice P. Smith, 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 fifty-one (\$ 1351.56 ) 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 00/100----- 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 All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, being known and designated as Lot No.91 Section 1 of Peace Haven, as shown on a plat thereof recorded in the RMC Office for Greenville County in Plat Book "VV", page 83 and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the northwestern side of Pine Drive at the joint front corner of Lot No. 91 and 92 and running thence along the line of Lot No. 92 N.27-30 W. 200.2 feet to an iron pin in the line of Lot. No. 93, thence along the lot of Lot No. 93 S. 56-30 W. 108.25 feet to an iron pin at the joint rear corner of Lots Nos. 60, 91 and 93; thence along the line of Lot No. 60 S 33-30 E. 200 feet to an iron pin on the northwestern side of Pine Drive; thence along Pine Drive. N. 56-30 E. 86.8 feet to the beginning corner.

This being the identical property conveyed to the mortgagor herein by deed of Roy E and Joan G. Byars dated September 17, 1968 and recorded in the Clerk of Courts Office for Greenville County in book 852 at page 547 at September 20, 1968.



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