



DONNIE S. TANKERSLEY
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VOL 1460 PAGE 675

MORTGAGEE'S ADDRESS:

GUARDIAN FIDELITY CORPORATION
P.O. Box 581
Winnsboro, SC 29180

STATE OF SOUTH CAROLINA
COUNTY OF Greenville

REAL ESTATE MORTGAGE

WHEREAS, **Bufford W. Rollins**, 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 nine hundred eight (\$1908.00)** 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

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All that piece, parcel or lot of land in Oneal Township, Greenville County, State of South Carolina, about two and one half miles North from Greer, and lying on the North side of the road that leads from the Mosteller Road to Apalache, and being shown and designated as Lot No. 7 on Plat of S. J. Morgan Property prepared by H. S. Brockman, Surveyor, November 19, 1941, (the Morgan plat is a new sub-division of Lots 3, 4, and 5 of the W. E. Morrow Property as surveyed and platted by W. P. Morrow, Surveyor, February 7, 1934), and having the following courses and distances to wit:

1. Beginning on a stake in the center of the road that leads to Apalache and being the joint corner of lots 6, 7, 12, and 13 and runs thence with the road S. 76-40 E. 100 feet to a stake in the center of the road and being the joint corner of Lots 7 and 8 and on the line of Lot No. 12: thence with the line of Lot. No. 8 N. 13-20 E. 586 feet to a stake on the Fred Brown line (old dividing line of Lots 2 and 3 of the W. E. Morrow Property); thence with the Fred Brown line and joint corner of Lot 6 and 7; thence with the line of lot No. 6 W. 13-20 W. 530.3 feet to a stake in the center of the road, the beginning corner.

3. This is the same property conveyed to W. H. Hill by R. L. Hill by deed recorded in the R. M. C. Office for Greenville County, Book 891, page 543.

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