

DONNIE S. TANKERSON
R.M.C.
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MORTGAGEE'S ADDRESS:

GUARDIAN FIDELITY CORPORATION
223 East Main Street
Rock Hill, South Carolina 29730

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

REAL ESTATE MORTGAGE

WHEREAS, I, Robert M. Burgan -A Single Man, 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 Ten Thousand Nine Hundred Twenty Dollars (\$ 10,920.00) 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 Dollars 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 certain piece, parcel or tract of land with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in Greenville Township, being known and designated as Lot No.34 of Sans Souci Highland, as shown on plat recorded in the RMC Office for Greenville County, in Plat Book G at page 126, and having according to said plat the following metes and bounds, to wit: BEGINNING at a point on the West side of Sunshine Avenue, which point is 150 feet South of intersection of Sunshine Avenue and Club Drive, and running thence N 67 W 179 feet to a point on the East side of an alley; thence with the East side of said alley, S. 10 W. 50 feet to an iron pin; thence S 67 E 172 feet to an iron pin on the West side of Sunshine Avenue; thence with the West side of Sunshine Avenue, N 22 30 E 50 feet to the point of beginning.

This being the identical premises conveyed from Geneva H. Burgan to Robert M. Burgan by deed recorded July 26, 1979 in Book 1107 at page 844 in the Office of the Clerk of Court for Greenville County, South Carolina.



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