

Book of Greenville 30

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GREENVILLE CO. S. C.

BOOK 1492 PAGE 348

DEC 31 10 40 AM '79

STATE OF SOUTH CAROLINA)
)
COUNTY OF GREENVILLE)

DONOR BANKERSLEY
REC'D MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Information, Inc., (hereinafter referred to as Mortgagor is well and truly indebted unto J.T.A. Financial Services Company (hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein be reference,

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NOW, KNOW ALL MEN, that the Mortgagors, in consideration of advances made to the mortgagors, whether one or more, (evidenced by note of even date herewith hereby expressly made a part hereof) and which may be made to the Mortgagor by the Mortgagee, aggregating Fifteen Thousand & 00/100 (\$15,000.00) Dollars and to secure, in accordance with Section 29-3-50, Code of Laws of South Carolina, 1976 (1) all existing indebtedness of the Mortgagors to the Mortgagee, evidenced by promissory notes or other instruments referred to herein, and all renewals and extensions thereof, (2) all future advances that may subsequently be made to the Mortgagors, to be evidenced by promissory notes or other instruments referred to herein, and all renewals and extensions thereof, and (3) all other indebtedness of the Mortgagors to the Mortgagee, now due or to become due or hereafter contracted pursuant to any of the instruments referred to herein as being secured hereby, the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed the total sum specified herein, with interest thereon, attorneys' fees and costs;

It is understood and agreed that all advances heretofore, now and hereafter made by the Mortgagee to the Mortgagors, and all indebtedness now and hereafter owed' by the Mortgagors to the Mortgagee and any other present or future indebtedness or liability of the Mortgagors to the Mortgagee (all pursuant to any of the instruments referred to herein as being secured hereby) whether as principal debtor, surety, guarantor, endorser or otherwise, will be secured by this instrument until it is satisfied of record;

It is further understood and agreed that the Mortgagee, at the written request of the Mortgagors, will satisfy this Mortgage whenever (pursuant to any of the instruments referred to herein as being secured hereby): (1) the Mortgagors owe no indebtedness to the Mortgagee, (2) the Mortgagors have no liability to the Mortgagee, and (3) the Mortgagee has not agreed to make any further advance or advances to the Mortgagors; and also in consideration of the

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