

STATE OF SOUTH CAROLINA

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

DEED
2 16 PM '82
RSLEY

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, G. RUSSELL SUTTON and/or TRUE WIPE, INC., hereinafter referred to as "Debtor", is well and truly indebted unto J.T.A. FACTORING, INC., hereinafter referred to as "Mortgagee", as evidenced by a promissory note and/or invoices or other evidences of indebtedness executed pursuant to a "Factoring, Assignment and Repurchase Agreement" dated April 16, 1982, the terms of all of which are incorporated herein by reference; and,

WHEREAS, SHERRY ELAINE SUTTON, hereinafter referred to as "Mortgagor", is the owner of the property hereinafter described and desires to grant to Mortgagee this mortgage in order to secure existing indebtednesses as is hereinafter more fully set forth;

NOW, KNOW ALL MEN, that the Mortgagor, in consideration of advances already made as evidenced by the instruments above referred to, all of which are hereby expressly made a part hereof, and further to secure future advances which may be made by the Mortgagee, J.T.A. FACTORING, INC., to G. RUSSELL SUTTON and/or TRUE WIPE, INC. aggregating Forty Thousand and No/100 (\$40,000.00) Dollars and to secure, in accordance with Section 29-3-50, Code of Laws of South Carolina, 1976, (1) all existing indebtednesses of the Debtor to the Mortgagee evidenced by such instruments as are above referred to, and all renewals and/or extensions thereof, (2) all future advances that may subsequently be made to the Debtor by the Mortgagee to be evidenced by any of the instruments referred to hereinabove, and all renewals and/or extensions thereof, and (3) all other indebtedness of the Debtor 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 Debtor, and all indebtedness now and hereafter owed by the Debtor to the Mortgagee, and any other present or future indebtedness or liability of the Debtor 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 Debtor and/or the Mortgagor, will satisfy this mortgage whenever (pursuant to any of the instruments referred to herein as being secured hereby): (1) the Debtor owes no indebtedness to the Mortgagee, (2) the Debtor has no liability to the Mortgagee, and (3) the Mortgagee has not agreed to make any future advance or advances to the Debtor; and also in consideration of the further sum of Three (\$3.00) Dollars to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof

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