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GREENVILLE S.C.

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STATE OF SOUTH CAROLINA)
COUNTY OF GREENVILLE))
DONNE STANKERSLEY)
R.H.C.)
MORTGAGE OF REAL ESTATE
TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, J. Ligon Duncan and Shirley L. Duncan (hereinafter referred to as Mortgagor(s)) are 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 by reference,

NOW, KNOW ALL MEN, that the Mortgagor(s), in consideration of advances made and which may be made by the Mortgagee, to the Mortgagor(s) (whether one or more) aggregating Fifty Thousand & 00/100 (\$50,000.00) Dollars----- (evidenced by note of even date herewith, hereby expressly made a part hereof) and to secure, in accordance with Section 29-3-50, Code of Laws of South Carolina 1976 (1) all existing indebtedness of the Mortgagor(s) 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 Mortgagor(s) by the Mortgagee, 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 Mortgagor(s) 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 Mortgagor(s), and all indebtedness now and hereafter owned by the Mortgagor(s) to the Mortgagee and any other present or future indebtedness or liability of the Mortgagor(s) 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 Mortgagor(s), will satisfy this Mortgage whenever (pursuant to any of the instruments referred to herein as being secured hereby): (1) the Mortgagor(s) owes no indebtedness to the Mortgagee, (2) the Mortgagor(s) has no liability to the Mortgagee, and (3) the Mortgagee has not agreed to make any further advance or advances to the Mortgagor(s): and also in consideration of the

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4-4-79

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1979

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