

0349

EX 74 310  
878 35

SOUTH CAROLINA Greenville COUNTY  
at Greenville S.C.  
WALK TO GADSDEN & DAVENPORT  
P.O. BOX 1077  
GREENVILLE S.C. 29603

In consideration of advances made and which may be made by  
Productive Credit Association, Lender, to ROBERTO J. TORRES Borrower  
(whether one or more), aggregating Five thousand and no/100 Dollars  
\$5,000.00 (entered by note(s) of even date hereto), hereby expressly made a part hereof and to secure, in accordance with Section 4545,  
as amended, Code of Laws of South Carolina, 1977, (1) all existing indebtedness of Borrower to Lender (including but not limited to the above described advance),  
entered by promissory note, and all interest and charges thereon, (2) all future advances that may subsequently be made to Borrower by Lender, to be evidenced  
by promissory note, and all interest and charges thereon, and (3) all other indebtedness of Borrower to Lender, now due or to become due or hereafter contracted,  
the maximum principal amount of all existing indebtedness, future advances, and all other indebtedness outstanding at any one time not to exceed Five thousand and no/100 Dollars  
\$5,000.00, plus interest thereon, attorney's fees and court costs, with interest as provided in  
said note(s), and costs including a reasonable attorney's fee of not less than ten (10%) per centum of the total amount due thereon and charges as provided in said  
note(s) and hereto. Undersigned has granted, conveyed, assigned and mortgaged, and by these presents does hereby, grant, bargain, sell, convey and mort-  
gage, in fee simple unto Lender, its successors and assigns:

At the town of Highland in the County of Greenville  
State of South Carolina

FILED  
GREENVILLE S.C.  
JUN 3 1981  
PH  
S  
JUN 3 1981  
JUN 3 1981  
JUN 3 1981

JUN 3 1981

33692  
SATISFIED AND CANCELLED THIS  
-127- DAY OF May, 1981  
BLUE EDGE PRODUCTIONS ASSN.  
Cancelled  
Barbara S. [Signature]  
WITNESS R. A. [Signature] SECRETARY-TREAS.

A default under this instrument or under any other instrument heretofore or hereafter executed by Borrower to Lender shall at the option of Lender constitute  
a default under any one or more, or all instruments executed by Borrower to Lender.

TOGETHER with all and singular the rights, members, benefits and appurtenances to the said premises belonging or in any wise incident or  
appertaining

TO HAVE AND TO HOLD all and singular the said lands and premises unto Lender, its successors and assigns with all the rights, privileges, members and  
appurtenances thereto belonging or in any wise appertaining.

UNDERSIGNED hereby binds himself, his heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto  
Lender, its successors and assigns, from and against Undersigned, his heirs, executors, administrators and assigns and all other persons whomsoever lawfully claim-  
ing or to claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, that if Borrower shall pay unto Lender, its successors or assigns, the amount of indebtedness and all interest and other  
sums secured by this or any other instrument executed by Borrower as security to the amount of indebtedness and shall perform all of the terms, covenants, condi-  
tions, agreements, representations and obligations contained in all mortgages executed by Borrower to Lender according to the true intent of said mortgages, all of  
the terms, covenants, conditions, agreements, representations and obligations of which are made a part hereof to the same extent as if set forth in express hereof,  
then this instrument shall cease, terminate and be null and void otherwise it shall remain in full force and effect.

It is understood and agreed that all advances heretofore, now and hereafter made by Lender to Borrower, and all indebtedness now and hereafter owed by  
Borrower to Lender, and any other present or future indebtedness or liability of Borrower to Lender, whether as principal debtor, surety, guarantor, endorser or  
otherwise, will be secured by this instrument and it is satisfied of record. It is further understood and agreed that Lender, at the written request of Borrower,  
will satisfy this mortgage whenever: (1) Borrower cures an indebtedness to Lender, (2) Borrower has no liability to Lender, and (3) Lender has not agreed to make  
any further advances or advances to Borrower.

This agreement shall inure to the benefit of Lender, its successors and assigns, and any successor, or assigns of Lender may make advances hereunder, and all  
such advances and all other indebtedness of Borrower to such successor or assigns shall be secured hereby. The word "Lender" shall be construed to include the Lend-  
er hereto, its successors and assigns.

EXECUTED, SEALED, AND DELIVERED, this 3<sup>rd</sup> day of December, 1981.

Horace F. Forester (L. S.)  
Horace F. Forester (L. S.)  
\_\_\_\_\_  
(L. S.)

Signed, Sealed and Delivered  
In the presence of:  
Shirley S. Wilson  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
C. K. E. No. - 200 225

Form PCA 22

210 18231001

4328 RV-2