

0710

MORTGAGE - INDIVIDUAL FORECLOSURE
 STATE OF SOUTH CAROLINA }
 COUNTY OF GREENVILLE }

DILLARD, P.A., GREENVILLE, S. C.
 Post Office Box 8995
 Greenville, S. C. 29604

MORTGAGE OF REAL ESTATE
 TO ALL WHOM THESE PRESENTS MAY CONCERN:

BOOK 1330 PAGE 813
 BOOK 44 PAGE 710

WHEREAS, PONDEROSA ASSOCIATES, A General Partnership,
 (hereinafter referred to as Mortgagor) is well and truly indebted unto CAROLINA NATIONAL MORTGAGE INVESTMENT CO., INC.
 (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, in the sum of
 Twenty Two Thousand, Eight Hundred and No/100 _____ Dollars (\$ 22,800.00) due and payable
 as set forth in said note,
 with interest thereon from date at the rate of nine (9) per centum per annum, to be paid September 23, 1977

72 CT 200

250 M

*Corrected
Donnie S. Tankersley
R.H.C.*

gy JAN 25 '77

FILED
 GREENVILLE CO. S. C.
 JAN 25 10 32 AM '77
 DONNIE S. TANKERSLEY
 R.H.C.

FILED
JAN 26 1977
C 46 JUN 1976

DOCUMENTARY
 STAMP
 TAX
 09.12

This within mortgage and the note secured thereby having
 been duly recorded in the office of the Register of Deeds
 for the County of Greenville, South Carolina, and
 as the same are duly recorded in the office of the Register of Deeds
 for the County of Greenville, South Carolina, and
 as the same are duly recorded in the office of the Register of Deeds
 for the County of Greenville, South Carolina, and

Signed, sealed and delivered in presence of witnesses
 in the presence of _____

Suzanne L. Davis
Donna J. Caldwell
Deborah A. Harts

19523

Together with all and singular rights, members, beridaments, and appurtenances to the same belonging in any way incident or appertaining, and
 of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter
 attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the
 usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is
 lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided
 herein. The Mortgagee further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and
 against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee, for
 the payment of taxes, insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein. This mortgage shall also
 secure the Mortgagee for any further loans, advances, readvances or credits that may be made hereafter to the Mortgagor by the Mortgagee so
 long as the total indebtedness thus secured does not exceed the original amount shown on the face hereof. All sums so advanced shall bear interest
 at the same rate as the mortgage debt and shall be payable on demand of the Mortgagee unless otherwise provided in writing.

Dillard + Nitchell

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