

BR 216

MORTGAGE - INDIVIDUAL FOR GREENVILLE COUNTY, P.A., GREENVILLE, S.C. **BOOK 1387 PAGE 85**
STATE OF SOUTH CAROLINA **Box 8995**
COUNTY OF GREENVILLE **JAN 11 10 26 AM '77** **MORTGAGE OF REAL ESTATE Greenville, S.C. 29604**
CONNIE S. TANKERSLEY R.H.C. **TO ALL WHOM THESE PRESENTS MAY CONCERN** **BOOK 48 PAGE 128**

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**

1034, page 379.
Corrected
Donnie & Tankersley
The within mortgage and the note secured thereby having been paid in full, Carolina National Mortgage Investment Co., Inc. hereby declares the said mortgage satisfied and the lien thereof discharged.

Signed, sealed and delivered Carolina National Mortgage Investment Co., Inc.
in the presence of
Surada L. Dancy *Richard C. Kay*
Edward C. Kay Vice President
Donna J. Caldwell *Harold A. Spook*
Assistant Treasurer
32683
1001
DILLARD & MITCHELL, P.A.
REC. 1001 19

MAY 30 1977
54 FILED
GREENVILLE CO. S. C.
MAY 30 11 07 AM '77
CONNIE S. TANKERSLEY
R.H.C.
DOCUMENTARY STAMP
JAN 11 1977
P. 11218
0912

109 JAN 14 C
250 M

Together with all and singular rights, members, hereditaments, 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 Mortgagor 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.

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