

GREENVILLE CO. S. C.

STATE OF SOUTH CAROLINA

COUNTY OF GREENVILLE

SEP 7 4 28 PM '75

BONNIE S. TANKERSLEY  
CLERK

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN.

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WHEREAS, WE, JEROME F. GENNARIA AND HELEN E. GENNARIA

(hereinafter referred to as Mortgagor) is well and truly indebted unto

MARSHALL LESTER SMITH AND ALMA S. SMITH

(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 FIFTEEN THOUSAND FIVE HUNDRED & NO/100THS Dollars (\$15,500.00) due and payable

One Hundred Thirty Five and 04/100ths (\$135.04) Dollars on the 1st day of November, 1975, and One Hundred Thirty Five and 04/100ths (\$135.04) Dollars on the same day of each successive month until paid in full;

with interest thereon from date at the rate of Nine per centum per annum, to be paid: Monthly.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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 is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Greenville, being known and designated as Lot No. 30 according to a plat of GLEN GROVE PARK prepared by R. E. Dalton, May, 1924, and recorded in the R. M. C. Office for Greenville County, S. C., in Plat Book F, at page 233, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of Underwood Avenue, which iron pin is located 162.3 feet south of Laurens Road, and running thence S 74-12 E 150 feet to an iron pin; thence S 15-48 W 50 feet to an iron pin; thence with the line of Lot No. 31, N 74-12 W 150 feet to an iron pin on the eastern side of Underwood Avenue; thence with the eastern side of Underwood Avenue, N 15-45 E 50 feet to an iron pin at the beginning corner.

\* \* \* \* \*

STATE OF PENNSYLVANIA )  
COUNTY OF *BUCKS* *Mon & Mary* PROBATE

PERSONALLY appeared before me the undersigned witness and made oath that (s)he saw the within named Helen E. Gennaria sign, seal and as her act and deed deliver the within written Mortgage and that she with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 27  
day of September, 1975.

*Frederick G. Hanson* (LS)  
Notary Public for Pennsylvania

My commission expires:  
FREDERICK G. HANSON, Notary Public

Royersford Boro., Montg. Co., Pa.

MY COMMISSION EXPIRES NOV. 29, 1976

*Deborah A. Reed*  
DEBORAH A. REED



Together with all and singular rights, members, herditaments, 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.

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