

1509 531

SOUTH CAROLINA  
FHA FORM NO. 2175M  
Rev. September 1970

# MORTGAGE

This form is used in connection with mortgages insured under the National Housing Act.

STATE OF SOUTH CAROLINA }  
COUNTY OF GREENVILLE } S.C.  
13th '80

TO ALL WHOM THESE PRESENTS MAY CONCERN

FREDERICK M. GENERY AND SUSAN A. GENERY of  
Greenville County, South Carolina hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto CHARTER MORTGAGE COMPANY

a corporation  
organized and existing under the laws of the State of Florida hereinafter  
called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are in-  
corporated herein by reference, in the principal sum of **Thirty-one Thousand Four Hundred**  
-----Dollars (\$ **31,400.00** ), with interest from date at the rate  
of **Eleven and one-half** per centum ( **11.5** %) per annum until paid, said principal  
and interest being payable at the office of **Charter Mortgage Company**  
in **Jacksonville, Florida**  
or at such other place as the holder of the note may designate in writing, in monthly installments of  
**Three Hundred Eleven and 17/100**-----Dollars (\$**311.17** -----),  
commencing on the first day of **September**, 1980, and on the first day of each month thereafter until  
the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid,  
shall be due and payable on the first day of **August- 2010**.

NOT, KNOW ALL MEN. That the Mortgagor, in consideration of the aforesaid debt and for better securing the  
payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3) to the Mort-  
gagor 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, the following-described real  
estate situated in the County of **Greenville**  
State of South Carolina:

**ALL** that lot of land in Greenville County, State of South Carolina, on  
the Northern side of Paris Mountain Road, near the City of Greenville,  
being shown as Lot No. 14, on plat of North Sunset Hills, recorded in  
Plat Book L at page 92, and having the following metes and bounds,  
according to a more recent plat entitled "Property of Frederick M.  
Genery and Susan A. Genery" dated July 17, 1980, prepared by Jones  
Engineering Service:

**BEGINNING** at a stake on the Northern side of Paris Mountain Road at  
the joint front corner of lots No. 15 and 14, and running thence with  
the line of said lots, N. 25-03 W., 160 feet to a stake on a 5 foot  
utility strip; thence with the Southern side of said utility strip,  
S. 64-57 W., 60 feet to a stake at corner of lot 13; thence with the  
line of said lot, S. 25-03 E., 160 feet to a stake on Paris Mountain  
Road; thence with the Northern side of Paris Mountain Road, N. 64-  
57 E., 60 feet to the beginning corner. Also, the adjoining one-half  
of the 5 foot utility strip.

For derivation of title, see Greenville County Probate Court records,  
Apartment 1530, File 20 for the Estate of Emily Ruth Anderson, and  
Deed from A. David Anderson as Executor of the Estate of Emily Ruth  
Anderson, to be recorded herewith.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in  
any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom,  
and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in  
connection with the real estate herein described.

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

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple ab-  
solute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the premises  
are free and clear of all liens and encumbrances whatsoever. The Mortgagor further covenants to warrant and for-  
ever defend all and singular the premises unto the Mortgagee forever, from and against the Mortgagor and all per-  
sons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor covenants and agrees as follows:

1. That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at  
the times and in the manner therein provided. Privilege is reserved to pay the debt in whole, or in an amount equal  
to one or more monthly payments on the principal that are next due on the note, on the first day of any month prior

OCTO 10 1980

0531

4328 RV-2