

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE }

MORTGAGE OF REAL ESTATE 2 10 PM '70
TO ALL WHOM THESE PRESENTS COME BY THE HANDS OF
R.M.C.

WHEREAS, I, SARAH HAMMONDS MCKNIGHT,

(hereinafter referred to as Mortgagor) is well and truly indebted unto ANTHONY C. VOLPE and JUANITA GROFF,

(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 Four Thousand Seven Hundred Sixty-Nine and 43/100-----

----- Dollars (\$ 4,769.43) due and payable
sixty (60) days from date hereof, or within five (5) days after closing sale of property of mortgagor situate at 21 Orlando Avenue, whichever first occurs,

with interest thereon from maturity at the rate of eight(8%) per centum per annum, to be paid: ON DEMAND

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 Chick Springs Township, being known and designated as Lot No. 10 of a subdivision known as Brookwood Forest, Section III, as shown on a plat thereof prepared by Webb Surveying and Mapping Company, December, 1965, recorded in the RMC Office for Greenville County in Plat Book BBB, at Page 156, and having, according to said plat, the following metes and bounds, to wit:

Beginning at an iron pin on the eastern side of Charing Cross Road at the joint front corner of Lots Nos. 9 and 10 and running thence along the joint line of said lots S 71-53 E 162.2 feet to an iron pin; thence N 19-46 E 100 feet to an iron pin at the rear corner of Lot No. 11; thence along the line of that lot N 71-53 W 164.8 feet to an iron pin on the eastern side of Charing Cross Road; thence along the eastern side of Charing Cross Road S 18-07 W 100 feet to the beginning corner.

It is understood and agreed that this is a second mortgage being junior in lien to a first mortgage of First Federal Savings & Loan Association in the amount of \$15,280.57.

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 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.

Satisfied and cancelled this 25th day of June 1970.

*Anthony C. Volpe
Juanita S. Groff
Witness John P. Mann*

SATISFIED AND CANCELLED OF RECORD,
DAY OF *July* 19 *70*
Ollie Farnsworth
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT *9:35* O'CLOCK *A.* M. NO. *11*