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BOOK 1239 PAGE 416

ELIZABETH RIDDLE  
R.M.C.

USL—FIRST MORTGAGE ON REAL ESTATE

# MORTGAGE

State of South Carolina

COUNTY OF GREENVILLE

To All Whom These Presents May Concern: WE, JOSEPH L. HAIRE AND JANE P. HAIRE

(hereinafter referred to as Mortgagor) SEND(S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto GREER FEDERAL SAVINGS AND LOAN ASSOCIATION, GREER, S. C. (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

Seventeen Thousand and no/100-----  
DOLLARS (\$ 17,000.00 ), with interest thereon from date at the rate of seven & three-fourths (7 3/4) per centum per annum, said principal and interest to be repaid as therein stated, and

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 purpose:

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 Oaklawn Township, lying on the western side of a county road (sometimes known as Painter Road), containing 3.5 acres, more or less, and being further described according to a survey prepared by J. Don Lee dated May 29, 1972, as follows:

BEGINNING at an iron pin at the southeastern corner of the within described property and property now or formerly owned by J. Painter which point is in the center of the said county road and running thence along the Painter property, N. 70-00 W. 755 feet to an iron pin; thence N. 17-58 E. 200 feet to an iron pin in the line of property now or formerly owned by E. O. Chambers; thence in a line through the Chambers property, S. 70-00 E. 755 feet to a point in the said county road; thence in a line through the said county road, S. 17-58 W. 200 feet to the point of beginning.

The above described property includes a portion of the public road now owned by Greenville County and the interest of the mortgagor extends only to the western side of the said public road.

This is the identical property conveyed to the mortgagors herein by deed of Edward O. Chambers dated June 15, 1972, to be recorded herewith.

The abovementioned plat is recorded in the R.M.C. Office for Greenville County in Plat Book 411, Page 1.

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 any other equipment or 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.