

TO ALL WHOM THESE PRESENTS MAY CONCERN:

WHEREAS, Joseph L. Haire and wife, Jane P. Haire

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

Hazel S. Phillips

(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

Sixteen thousand and no/100..... Dollars (\$ 16,000.00) due and payable

by August 15, 1985. On monthly installments and payable according to the terms of that certain promissory note executed on August 3, 1984.

with interest thereon from date of note at the rate of 10% per centum per annum, to be paid: with principal

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

All that certain lot of land lying 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.

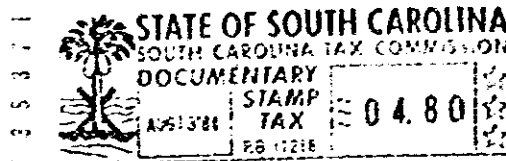
The above described property includes a portion of the public road now owned by Greenville County and the interest of the grantor extends only to the western side of the said public road.

The within conveyance is subject to all rights of way appearing upon the public records of Greenville County.

The above described property is a portion of a 42 acre tract conveyed to the grantor by deed recorded in Deed Book 370 at page 207. Edward O. Chambers, 7-5-72 Book 947 Pg 605.

The above mentioned plat is recorded in the R.H.C. Office for Greenville County in Plat Book 4u, Page 6.

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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.

NOT

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