

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA
(INSURED LOAN)

KNOW ALL MEN BY THESE PRESENTS, Dated June 21, 1960, JUN 21 11 18 AM 1960
WHEREAS, the undersigned Guy A. Poore

residing in Greenville County, South Carolina, whose post office address is
Box 205, Marietta, South Carolina, herein called "Borrower,"
are (is) justly indebted to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture,
herein called the "Government," as evidenced by a certain promissory note, herein called "the note," dated June 21, 1960,
for the principal sum of Twenty-eight Thousand Three Hundred Fifty Dollars (\$28,350.00),
with interest at the rate of Five percent (5%) per annum, executed by Borrower and payable to the order of the
Government in installments as specified therein, the final installment being due on June 21, 1990, which note authorizes acceleration
of the entire indebtedness at the option of the Government upon any default by Borrower; and

WHEREAS, the note evidences a loan to Borrower in the principal amount specified therein, made with the purpose and intention that the Govern-
ment, at any time, may assign the note and insure the payment thereof pursuant to section 18 of the Bankhead-Jones Farm Tenant Act, as amended
(7 U. S. C. 1006e), or section 11 of the Act of August 28, 1937, as amended (16 U. S. C. 590x-4); and

WHEREAS, when payment of the note is insured by the Government, it may be assigned from time to time and each holder of the insured note, in
turn, will be the insured lender; and

WHEREAS, when payment of the note is insured by the Government, the Government, will execute and deliver to the insured lender along with the
note an insurance endorsement insuring the payment of the note fully as to principal and interest; and

WHEREAS, at all times when payment of the note is insured by the Government, the Government by agreement with the insured lender set forth in
the insurance endorsement will be entitled to a specified portion of the interest payments on the note, to be designated the "annual charge"; and

WHEREAS, a condition of the insurance of payment of the note will be that the holder will forego his rights and remedies against Borrower and
any others in connection with said loan, as well as any benefit of this instrument, and will accept the benefits of such insurance in lieu thereof, and upon
the Government's request will assign the note to the Government should Borrower violate any covenant or agreement contained herein, in the note, or in
any supplementary agreement; and

WHEREAS, it is the purpose and intent of this instrument that, among other things, at all times when the note is held by the Government, or in
the event the Government should assign the instrument without insurance of the note, this instrument shall secure payment of the note; but when the
note is held by an insured lender, this instrument shall not secure payment of the note or attach to the debt evidenced thereby, but as to the note and
such debt shall constitute an indemnity mortgage to secure the Government against loss under its insurance endorsement by reason of any default by
Borrower;

NOW, THEREFORE, in consideration of said loan and (a) at all times when the note is held by the Government, or in the event the Government
should assign this instrument without insurance of the payment of the note, to secure prompt payment of the note and any renewals and extensions thereof
and any agreements contained therein, (b) at all times when the note is held by an insured lender, to secure performance of Borrower's agreement herein
to indemnify and save harmless the Government against loss under its insurance endorsement by reason of any default by Borrower, and (c) in any event
and at all times to secure the prompt payment of all advances and expenditures made by the Government, with interest, as hereinafter described, and
the performance of every covenant and agreement of Borrower contained herein or in any supplementary agreement, Borrower does hereby grant,
bargain, sell, release, and assign unto the Government, with general warranty, the following property situated in the State of South Carolina, County Greenville
of Greenville

ALL that piece, parcel or lot of land consisting of 138 acres, more or
less, situate, lying and being on the Northern side of North Saluda
River and the Northeastern side of Bates Bridge Road at Slater, in the
County of Greenville, State of South Carolina, as shown on a plat
entitled "Map Showing Property Owned by Slater Manufacturing Co., Slater,
S. C.," made by Pickell & Pickell, Engineers, Greenville, S. C., April 4,
1951, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Bates Bridge Road
at or near the Northern bank of North Saluda River, and running thence
along the Northeastern side of Bates Bridge Road N. 69-44 W. 485 feet
to an iron pin; thence N. 40-18 E. 2277.5 feet to an iron pin; thence
N. 29-20 W. 773 feet to an iron pin and a stone; thence N. 62-28 E.
3120.3 feet to a post oak; thence S. 26-18 E. 541.6 feet to a post oak;
thence S. 24-07 E. 1138.1 feet to an iron pin at or near the Northern
bank of the North Saluda River; thence continuing S. 24-07 E. to the
center of North Saluda River; thence with the center line of said River
in a Southwesterly direction 5400 feet, more or less, to a point on
the Northeastern side of the bridge crossing said River on the Bates
Bridge Road; thence with the Northeastern side of said bridge and the
Northeastern side of Bates Bridge Road in a Northwesterly direction to
an iron pin at or near the Northern bank of North Saluda River, the
point of beginning.

The above described property is the identical property conveyed to Albert
C. Phelps by deed of J. P. Stevens & Co., Inc., dated April 30, 1952,

FHA-177.38

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 17 PAGE 528

SATISFIED AND CANCELLED OF RECORD
11 DAY OF June 1960
Maurice S. Tankersley
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 10:47 O'CLOCK 3 P. M. NO. 1013