

RECORDING FEE

Position 5

BOOK 1183 PAGE 175

**REAL ESTATE MORTGAGE FOR SOUTH CAROLINA  
(DIRECT LOAN)**

KNOW ALL MEN BY THESE PRESENTS, Dated March 10, 1971

WHEREAS the undersigned,

Guy A. Poore

residing in Greenville

County, South Carolina,

whose post office address is Box 205, Marietta

South Carolina 29661

hereinafter called Borrower, are (is) justly indebted to the United States of America, acting through the Farmers Home Administration, United States Department of Agriculture, hereinafter called the Government, as evidenced by one or more certain promissory note(s) or assumption agreement(s), hereinafter called note(s), executed by Borrower and payable to the Government, containing covenants and agreements of Borrower in addition to the promise(s) to pay money, and authorizing optional acceleration of the entire indebtedness upon Borrower's breach of any covenant or agreement, said note(s) being described as follows:

Date of Instrument	Principal Amount	Annual Rate of Interest	Due Date of Final Installment
February 5, 1971	\$ 6,750.00	7 7/8	March 1, 1972
January 26, 1970	7,060.00	6 5/8	March 10, 1971
March 10, 1969	6,500.00	5 1/2	March 10, 1970
July 11, 1968	700.00	5	March 1, 1969
October 25, 1967	2,000.00	5	November 1, 1968
October 25, 1967	6,300.00	5	November 1, 1968
March 14, 1966	6,000.00	5	December 1, 1966
March 1, 1960	18,820.00	5	February 1, 1967

NOW, THEREFORE, in consideration of the said indebtedness and to secure the prompt payment thereof and of any advances made hereunder and any renewals and extensions of any debt secured hereby, all with interest, and to secure the performance of every covenant and agreement of Borrower contained herein, in said note(s) or in any supplementary agreement, Borrower does hereby grant, bargain, sell, release, and assign unto the Government, with general warranty, the following-described

property situated in the State of South Carolina, County(ies) 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 plat entitled "map showing property owned by Slater Manufacturing Company, Slater, S. C.," made by Pickett & Pickett, 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. 28-18 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 the 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, and recorded in the FMC office for Greenville County, S. C., in Deed Book 455, at page 507, less, however, 0.45 acres conveyed by the Grantee therein to J. P. Stevens & Co., Inc., dated June 20, 1952, and recorded in the FMC office for Greenville County in Deed Book 459, at page 128.

FILED  
MAR 10 3 19 PM '71  
GREENVILLE CO. S. C.  
OLLIE FARNSWORTH  
R. M. C.