

MORTGAGE OF REAL ESTATE—Form Prepared by Haynsworth & Haynsworth, Attorneys at Law, Greenville, S. C.
GREENVILLE CO. S. C.

The State of South Carolina,

JAN 11 12 55 PM 1954

County of GREENVILLE

OLLIE FARNSWORTH
R.M.C.

To All Whom These Presents May Concern:

GUY A. POORE

SENDS GREETING:

Whereas, I, the said Guy A. Poore
in and by my certain promissory note in writing, of even date with these
presents, am well and truly indebted to Albert C. Phelps

in the full and just sum of THIRTY-SEVEN HUNDRED FIFTY (\$3,750.00) DOLLARS
, to be paid one year from date

, with interest thereon from date
at the rate of 5% per centum per annum, to be computed and paid at maturity

~~and to be paid~~; all interest not paid when due to bear
interest at same rate as principal; and if any portion of principal or interest be at any time past due and unpaid,
then the whole amount evidenced by said note to become immediately due, at the option of the holder hereof,
who may sue thereon and foreclose this mortgage; and in case said note, after its maturity, should be placed in
the hands of an attorney for suit or collection, or if, before its maturity, it should be deemed by the holder
thereof necessary for the protection of his or its interests to place, and the holder should place, the said note
or this mortgage, in the hands of an attorney for any legal proceedings, then and in either of said cases the
mortgagor promises to pay all costs and expenses, including 10 per cent. of the indebtedness as attorney's fees,
this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

NOW KNOW ALL MEN, That I, the said Guy A. Poore
, in consideration of the said debt and
sum of money aforesaid, and for the better securing the payment thereof to the said Albert C.

Phelps
according to the terms of the said note, and also in
consideration of the further sum of Three Dollars, to me, the said Guy A. Poore

, in hand well and truly paid by the said Albert C. Phelps

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bar-
gained, sold and released and by these Presents do grant, bargain, sell and release unto the said

ALBERT C. PHELPS:

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

(Over)