

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 on North Saluda River, the point of beginning, less, however, 0.45 acres conveyed by Albert C. Phelps to J. P. Stevens & Co., Inc., by deed dated June 20, 1952, and recorded in the R. M. C. Office for Greenville County in Deed Book 459, page 128. ALSO COVERED BY THIS MORTGAGE:

All that piece, parcel or strip of land, triangular in shape and consisting of 0.5 acres, situate, lying and being at Slater in the County of Greenville, State of South Carolina and indicated as Parcel C on a plat entitled "Map showing Property Owned by Slater Manufacturing Co., Slater, S. C." made by Pickell & Pickell, Engineers, April 4, 1951, revised May 5, 1952, and having according to said plat the following metes and bounds:

BEGINNING at an iron pin on the Northeastern side of Bates Bridge Road (the apex of said triangular strip) and running thence along property now or formerly of J. P. Stevens & Co., Inc., N. 39-40 E. 2284 feet to an iron pin; thence S. 29-20 E. 20 feet to an iron pin; thence along the line of property conveyed to the mortgagee herein by J. P. Stevens & Co., Inc., by its deed dated April 30, 1952, and recorded in the R. M. C. Office for Greenville County, S. 40-18 W. 2277.5 feet to an iron pin, the point of beginning.

The above described property is the identical property conveyed to the mortgagor herein by deed of Albert C. Phelps of even date and to be recorded.

The within mortgage, which is a purchase money mortgage given to secure a portion of the purchase price, is junior in rank and second in priority to another mortgage given by Albert C. Phelps to J. P. Stevens & Co., Inc., dated May 1, 1952, which mortgage covers the 138 acre tract described in the within mortgage.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said Albert C. Phelps

Heirs, Successors and Assigns forever. And I do hereby bind myself and my Heirs, Successors, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said Albert C. Phelps

his Heirs, Successors and Assigns, from and against myself and my Heirs, Executors, Administrators, Successors and Assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.