

S. C. Documentary tax stamps of 4443 on note.

GREENVILLE BOOK 777 PAGE 391

4 53 PM '59

SOUTH CAROLINA, Greenville COUNTY, BLUE RIDGE

In consideration of advances made and which may be made by Production Credit Association, Lender, to G. A. Poore, Borrowed (whether one or more), aggregating Sixteen Thousand Five Hundred Sixty Two and 00/100 Dollars

(\$16,562.00), (evidenced by note(s) dated Feb. 23, 1959, hereby expressly made a part hereof) and to secure said advances, and any additional advances (not exceeding an equivalent amount) that may subsequently be made to Borrower by Lender, to be evidenced by promissory notes, all renewals and extensions thereof, and all other indebtedness now due or to become due or hereafter contracted, with interest until paid as provided in said note(s), and costs, including a reasonable attorney's fee of not less than ten per centum (10%) of the total amount due thereon and charges, as provided in said note(s) and herein, Undersigned has granted, bargained, sold, conveyed and mortgaged, and by these presents does hereby grant, bargain, sell, convey and mortgage in fee simple unto Lender, its successors and assigns:

All that tract of land located in Greenville Township, Greenville County, South Carolina, containing 138 acres, more or less, known as the Slater Mill place, and bounded as follows:

All that piece, parcel or tract of land situate, lying and being on the Northern side of North Saluda River and on the Northeastern side of Bates Bridge Road at Slater in Greenville County, State of South Carolina and being known and designated as the tracts of land designated as 138.0 acres, more or less, and the small triangular strip designated as tract C containing 0.5 acres, more or less, as shown on plat of the Property of Slater Mfg. Co. prepared by Pickell and Pickell, Engineers, Apr. 4, 1951, revised May 5, 1952 and recorded in the R. M. C. Office for Greenville County in Plat Book "JJ" at page 7 and having according to said Plat the following metes and bounds to-wit:

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 Northeast side of said road N. 69-44 W. 485 feet to an iron pin; thence N. 39-14 E. 2341 feet to an iron pin at the Southeastern corner of Tract B; thence N. 33-43 W. 733.8 feet to an iron pin and 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 on the Northern bank of 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 Bates Bridge Road; thence with the Northeastern side of said bridge in a Northwesterly direction to the beginning corner.

The above is the same property conveyed to the mortgagor by deed of Albert C. Phelps dated January 11, 1954 and recorded in the R. M. C. Office for Greenville County in Deed Book # 492 at page 65.

A default under this instrument or under any other instrument heretofore or hereafter executed by Borrower to Lender shall at the option of Lender constitute a default under any one or more, or all instruments executed by Borrower to Lender.

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in any wise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said lands and premises unto Lender, its successors and assigns with all the rights, privileges, members and appurtenances thereto belonging or in any wise appertaining.

UNDERSIGNED hereby binds himself, his heirs, executors, administrators and assigns to warrant and forever defend all and singular the said premises unto Lender, its successors and assigns, from and against Undersigned, his heirs, executors, administrators and assigns and all other person whomsoever lawfully claiming or to claim the same or any part thereof.

PROVIDED ALWAYS, NEVERTHELESS, that if Borrower shall pay unto Lender, its successors or assigns, the aforesaid indebtedness and all interest and other sums secured by this or any other instrument executed by Borrower as security to the aforesaid indebtedness, and shall perform all of the terms, covenants, conditions, agreements, representations and obligations contained in a certain recorded crop and/or chattel mortgage executed by Borrower to Lender according to the true intent of said Chattel Mortgage and/or Crop Lien, all of the terms, covenants, conditions, agreements, representations and obligations of which are made a part hereof to the same extent as if set forth in extenso herein, then this instrument shall cease, determine and be null and void; otherwise it shall remain in full force and effect.

EXECUTED, SEALED, AND DELIVERED, this the 23rd day of February, 1959.

G. A. Poore (L.S.)
G. A. Poore (L.S.)

Signed, Sealed and Delivered in the presence of:
W. R. Taylor
Evelyn Miller
W. R. Taylor
Evelyn Miller

PROBATE FOR INDIVIDUALS

SOUTH CAROLINA, Greenville COUNTY.

PERSONALLY appeared before me W. R. Taylor and made oath that he saw the within-named G. A. Poore sign, seal, and as his act and deed deliver the within mortgage; and that he, with Evelyn Miller witnessed the execution thereof.

Sworn to and subscribed before me this the 23rd day of February, 1959
Evelyn Miller (L.S.)
Notary Public for South Carolina.

W. R. Taylor
W. R. Taylor

Evelyn Miller
R. E. M. S. C. Rev. 6-1-57.