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UNITED STATES DEPARTMENT OF AGRICULTURE
FARMERS HOME ADMINISTRATION

REAL ESTATE MORTGAGE FOR SOUTH CAROLINA
(DIRECT LOAN)

KNOW ALL MEN BY THESE PRESENTS, Dated February 14, 1963

WHEREAS the undersigned, Guy A. Poora

residing in Greenville County, South Carolina,

whose post office address is Box 205, Marietta, South Carolina, 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
March 1, 1960	\$18,820.00	5%	February 1, 1967
July 30, 1962	2,000.00	5%	July 1, 1963
January 9, 1963	9,570.00	5%	December 15, 1963

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 a platentitled "map showing property owned by Slater Manufacturing Company, 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.