

The State of South Carolina,
County of GREENVILLE

FILED
GREENVILLE CO. S. C.

MAY 7 4 40 PM 1952

OLLIE FARNSWORTH
R. M. O.

To All Whom These Presents May Concern:

I, ALBERT C. PHELPS

SEND GREETING:

Whereas, I, the said Albert C. Phelps
in and by my certain promissory note in writing, of even date with these
presents, am well and truly indebted to J. P. Stevens & Co., Inc., a corporation
organized and existing under the laws of the State of Delaware
in the full and just sum of Sixty-five Hundred (\$6,500.00) Dollars

, to be paid as follows: One Thousand (\$1,000.00) Dollars three
(3) months after date; Five Hundred (\$500.00) Dollars on April 1, 1953;
Seven Hundred Fifty (\$750.00) Dollars on April 1, 1954; Seven Hundred Fifty
(\$750.00) Dollars on April 1, 1955; Seven Hundred Fifty (\$750.00) Dollars on
April 1, 1956, and Twenty-seven Hundred Fifty (\$2,750.00) Dollars on April
1, 1957,

, with interest ~~XXXXXXXX~~ on the unpaid balance from date
at the rate of four per centum per annum, to be computed and paid April 1 of each year after date

until paid in full; 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 Albert C. Phelps

, in consideration of the said debt and

sum of money aforesaid, and for the better securing the payment thereof to the said J. P. Stevens &

Co., Inc.

according to the terms of the said note, and also in

consideration of the further sum of Three Dollars, to me, the said Albert C. Phelps

, in hand well and truly paid by the said J. P. Stevens & Co., Inc.

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

J. P. STEVENS & CO., INC.

All that piece, parcel or lot of land consisting of 138 acres,
more or less, situate, lying and being on the Northeastern side of Bates
Bridge Road, and the Northerly side of North Saluda River, 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.,
dated 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 and running 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 an oak post; thence S. 26-18 E. 541.6 feet to an oak post;

(Over)