

THE STATE OF SOUTH CAROLINA, }
County of Greenville.

TO ALL WHOM THESE PRESENTS MAY CONCERN:

I, *Lyda P. Duncan*

SEND GREETING:

WHEREAS, *Lyda P. Duncan*, the said *Lyda P. Duncan*
in and by *my* certain *Provisory* note in writing, of
even date with these presents, *am* well and truly indebted to

Mrs. P. M. Epstein
in the full and just sum of *Fifteen Hundred (\$1500.00)*
Dollars, to be paid *one year after date*

with interest thereon, from *12/6/1912* at the rate of *8* per cent. per annum, to be
computed and paid *Secured by this mortgage*

until paid in full; all interest not paid when due to bear interest at the 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; said note further providing for an attorney's fee of

added to the amount due on said note to be collectible, as a part thereof, if the same be placed in the hands of an attorney for collection, or if said debt, or
any part thereof, be collected by an attorney or by legal proceedings of any kind (all of which is secured under this mortgage); as in and by the said note,
reference being thereunto had, as will more fully appear

NOW, KNOW ALL MEN, That *Lyda P. Duncan*
in consideration of the said debt and sum of money aforesaid, and for the better securing the payment thereof to the said
Mrs. P. M. Epstein

according to the terms of said note, and also in consideration of the further sum of Three Dollars, to *me* the said
Lyda P. Duncan
in hand well and truly paid by the said *Mrs. P. M. Epstein*

at and before the signing of these Presents, the receipt whereof is hereby acknowledged, have granted, bargained, sold and released, and by these Presents, do grant,
bargain, sell and release unto the said *Mrs. P. M. Epstein her heirs and assigns forever*

All that certain piece, parcel or lot of land, situate, lying and being on the Southeast
corner of Houston Street and Pearl Avenue, being known and designated as part of Lot No. 1
Block F, of the Chapin Springs Land Company, as shown on a plat recorded in Plat Book E,
page 41, and having the following metes and bounds, to-wit:
Beginning at an iron pin at the corner of Houston Street and Pearl Avenue and running thence
with Pearl Avenue N. 88-44 E. 104.2 feet to an iron pin; thence S. 2-0 E. 25 feet, more or
less to a point; thence S. 88 W. 105 feet to a point on Houston Street thence with Houston
Street N. 2-58 E. 25 feet to the beginning corner, being part of the same lot conveyed to me
by Elizabeth D. Neal by deed recorded in Vol. 92, at page 165.

THE DEBT HEREBY SECURED BY THIS INSTRUMENT IS IN FULL PAID BY *Lyda P. Duncan* TO *Mrs. P. M. Epstein* ON *12/6/1912* AT THE RATE OF *8* PER CENT PER ANNUM. WITNESSES: *Lyda P. Duncan* *Mrs. P. M. Epstein*