PROVENCE, JARRARD & MARTIN—GREENVILLE 23959

THE STATE OF SOUTH CAROLINA,
County of Greenville.

THIS INDENTURE, made this 21st day of October A. D. 1931

by and between N. O. Epps

party of the first part, and the MECHANICS BUILDING AND LOAN ASSOCIATION, of Greenville, S. C., a corporation, party of the second part,

WITNESSETH, Whereas, the said party of the first part is indebted to said MECHANICS BUILDING AND LOAN ASSOCIATION in the sum of

Forty-five Hundred Dollars

money loaned this day, with interest thereon from this date at the rate of eight per cent. per annum, payable weekly, the payment whereof the said party of the first part is anxious to secure:

Now, therefore, in consideration of the premises, and in further consideration of one dollar to him in hand paid, the receipt whereof is hereby acknowledged, the said party of the first part has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the said party of the second part all that certain piece, parcel and lot of land lying in Greenville County, in the State aforesaid, as follows, to wit:

All that certain piece parcel or lot of land lying and being in the City of Greenville and designated as Lot no 69 on a plat of property of Mechanics Building Association recorded in the R. M. C. Office for Greenville County in Plat Book "G" at page 35, reference being made to said plat for a more particular description of said lot, which said lot is more fully described as follows, to wit: Beginning at a point on the North side of Livingston Street at the corner of Lot no 68 on said Street and running thence N. 4-15 E. 154.5 feet to the North side of Lot no 73; thence with said line of said Lot N. 85-45 W. 65 feet to the corner of Lot no 70; thence with the line of said Lot S. 4-15 W. 154.5 feet to Oliver Street; thence with said Street S. 85-40 E. 65 feet to the beginning corner. And the said party of the first part does hereby covenant with the said party of the second part that he will warrant and forever defend the said premises unto the said party of the second part forever.

Provided always, and these presents are upon the express condition that if the said party of the first part, his heirs, executors, administrators or assigns, shall well and truly pay unto the said party of the second part, its successors or assigns, the aforesaid sum of money with interest thereon, according to the true intent and meaning of these presents, and shall perform all and singular the covenants and conditions of a certain bond of even date herewith, executed by the said party of the first part to the said party of the second part, then these presents and the estate hereby granted shall cease, determine and be void; but should default be made in the payment of the said sum of money or any part thereof, or in the performance of any of the covenants or conditions of the said bond, then the whole of the said principal sum and interest shall become due and payable at once, at the option of the said party of the second part, its successors or assigns, and this mortgage may be foreclosed.

GIVEN under the hand and seal of the undersigned this 31 day of October A. D. 1931.

Signed, sealed and delivered in the presence of:

N. O. Epps (L. S.)

STATE OF SOUTH CAROLINA,
COUNTY OF GREENVILLE.

PERSONALLY appeared before me Dairy Lee Butler who, being duly sworn deposes and says that he saw the above-named N. O. Epps sign, seal and as his act and deed deliver the foregoing instrument; that he, with A. D. Cheatham, witnessed the due execution thereof; and that he, with the said A. D. Cheatham, did also witness the due execution and delivery thereof.

Dairy Lee Butler

SWORN TO before me this 31 day of May 1935

F. L. Cheatham (L. S.)
Notary Public for South Carolina

Recorded May 31 1935 at 11:10 A.M.

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