FHA Form No. 2175 m
(Rev. February 1952)

BOOK 577 PAGE 513

MORTGAGE

STATE OF SOUTH CAROLINA,
COUNTY OF Greenville } ss:

TO ALL WHOM THESE PRESENTS MAY CONCERN: I, Larry Ribak,

of Greer, S.C., hereinafter called the Mortgagor, send(s) greetings:

WHEREAS, the Mortgagor is well and truly indebted unto

The Citizens and Southern National Bank of South Carolina

, a corporation organized and existing under the laws of the United States of America, hereinafter called the Mortgagee, as evidenced by a certain promissory note of even date herewith, the terms of which are incorporated herein by reference, in the principal sum of Eight Thousand and Fifty -- Dollars ($ 8,050.00), with interest from date at the rate of Four and one-half per centum (4½ %) per annum until paid, said principal and interest being payable at the office of The Citizens and Southern National Bank of South Carolina, in Columbia, S.C., or at such other place as the holder of the note may designate in writing, in monthly installments of Fifty and 96/100 ---------- Dollars ($ 50.96), commencing on the first day of December, 19 53, and on the first day of each month thereafter until the principal and interest are fully paid, except that the final payment of principal and interest, if not sooner paid, shall be due and payable on the first day of November, 19 73.

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt and for better securing the payment thereof to the Mortgagee, and also in consideration of the further sum of Three Dollars ($3) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell, and release unto the Mortgagee, its successors and assigns, the following-described real estate situated in the County of Greenville, State of South Carolina:

All that certain parcel or lot of land situated on the east side of Caldwell Street, near the limits of the City of Greer and northward therefrom, in Chick Springs Township, Greenville County, State of South Carolina, designated as Lot No. 57 of the Property of Geanie Caldwell according to survey and plat thereof by H.L. Dunahoo, Surveyor, dated October 24, 1949, and recorded in Plat Book "X", page 1, R.M.C. Office for Greenville County, and being particularly designated and shown as the Property of Larry Ribak according to survey and plat thereof by H.S. Brockman, Registered Surveyor, dated October 27, 1953, and having a frontage of 70 feet on Caldwell Street, a depth of 263.4 feet on the north side, a rear line of 79.5 feet on the east side, and a depth of 227.3 feet on the south side.

Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures and equipment now or hereafter attached to or used in connection with the real estate herein described.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its successors and assigns forever.

The Mortgagor covenants that he is lawfully seized of the premises hereinabove described in fee simple absolute, that he has good right and lawful authority to sell, convey, or encumber the same, and that the

Paid in full and satisfied this 3rd. day of February 1969.
The Citizens & Southern National Bank of South Carolina
By: [illegible]
Witness: [illegible]

19 Feb. 69
Chick Springs Township