

Mortgagee's Address: **FILED** Box 304189, Charlotte, N.C. 28234 **APR 28 16:04 PAGE 469**  
MORTGAGE OF REAL ESTATE BY A CORPORATION - Offices of Leatherwood, Walker, Todd & Mann, Attorneys at Law,

STATE OF SOUTH CAROLINA **APR 28 2 48 PM '83** MORTGAGE OF REAL ESTATE BY A CORPORATION  
COUNTY OF GREENVILLE **DONNIE S. TAN LRSLEY** TO ALL WHOM THESE PRESENTS MAY CONCERN:  
**R.M.C.**

WHEREAS, CLAYTON TILE DISTRIBUTING CO., INC.

a corporation chartered under the laws of the State of SOUTH CAROLINA  
(hereinafter referred to as Mortgagor) is well and truly indebted unto CONTROL DATA BUSINESS CENTERS, INC.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

One Hundred Thousand and One----- Dollars (\$ 100,001.00 ) due and payable

in equal consecutive monthly payments of \$1,552.68 each, beginning on May 29, 1983 and on the same day of each successive month, and being paid off April 29, 1993

with interest thereon from \_\_\_\_\_ date \_\_\_\_\_ at the rate of 14% per centum per annum, to be paid: monthly

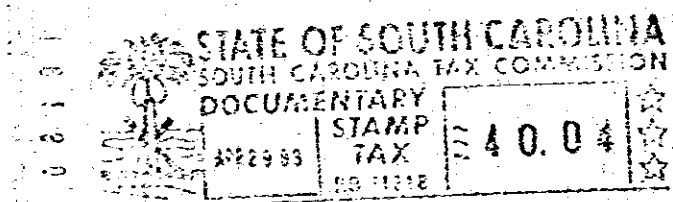
WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) 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, the Mortgagee's heirs, successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Woodruff Road and consisting of approximately 2.28 acres and being shown on a plat of property of Ethel J. Wright, dated February 7, 1964, by C. O. Riddle, L.S., recorded February 21, 1964, in the R.M.C. Office for Greenville County in Plat Book FFF at Page 51, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northern side of Woodruff Road at the joint front corner of property now or formerly owned by Billy L. Wright and the property herein described and running thence along the line of property now or formerly of Billy L. Wright N. 24-30 W. 413.9 feet to an iron pin; thence along the line of property now or formerly owned by Southern Cross Corporation N. 75-47 E. 280.6 feet to an iron pin; thence S. 14-37 E. 407 feet to an iron pin on the northern side of Woodruff Road; thence along the northern side of Woodruff Road 75-47 W. 209.6 feet to an iron pin of the beginning corner.

And being the same property conveyed to the mortgagor herein by deed of Robert M. Gillespie, said deed being dated January 18, 1971, and recorded in the R.M.C. Office for Greenville County in Deed Book 906 at Page 614.



2 APR 29 83

937

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging 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 now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

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

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.