MORTGAGE OF REAL ESTATE

Mortgagee's Address: P. O. Box 34189

Charlotte, NC 28234 ATTN: Marc Weibel

GREENVILLE CO S. C

STATE OF SOUTH CAROLINA | MAR 9 2

MAR 8 2 51 PM 83 AGE OF REAL ESTATE

DONNIE S. TRALERS DET THESE PRESENTS MAY CONCERN BOU: 1597 FIGE 114

WHEREAS. Philip A. Hawkins

COUNTY OF GREENVILLE

thereinafter referred to as Mortgagor) is well and truly indebted unto CONTROL DATA BUSINESS CENTERS, INC.

in equal consecutive monthly installments of \$696.00 each, beginning on April 15, 1983 and on the same day of each successive month until the Principal, and all interest, has been repaid in full, with interest thereon according to the terms of a promissory note of even date.

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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:

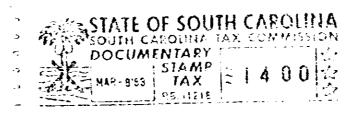
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagoe at any time for advances made to or for his account by the Mortgagoe, and also in consideration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

ALL that piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, and being shown and designated on plat entitled "Plat of Property of Philip A. Hawkins", prepared by Clifford C. Jones, Surveyor, on November 14, 1980, recorded in Plat Book 8-J, at page 6, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the eastern side of right-of-way of Pittman Road and running thence with said road, S. 7-30 W. 171 feet to an iron pin; thence continuing with said road, S. 15-56 W. 167 feet to an iron pin; thence turning and running with the line of other property of the Grantor, N. 76-39 W. 307.90 feet to an iron pin; thence turning and running N. 4-06 W. 162.40 feet to an iron pin; thence turning and running N. 75-25 E. 391.57 feet to the point of beginning, containing two acres, more or less.

Derivation: John J. Pittman, Deed Book 762, Page 402, recorded December 1, 1964.

The Grantor, Lizzie T. Pittmar, conveying her life interest in the above described property. John J. Pittman being deceased.



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 such 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 serred of the premises heireinabove described in fee simple absolute, that it has good right and is lawfully auth rized 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.

GREENVILLE OFFICE SUPPLY CO. INC.