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GREENVILLE
AUG 5 1 43 PM '83
DONN R. SLEY

MORTGAGE

(Participation)

This mortgage made and entered into this 4th day of August 1983 by and between William A. Percival and Sarah C. Percival (hereinafter referred to as mortgagor) and American Federal Savings and Loan Association (hereinafter referred to as mortgagee), who maintains an office and place of business at 101 East Washington Street, Greenville, South Carolina

WITNESSETH, that for the consideration hereinafter stated, receipt of which is hereby acknowledged, the mortgagor does hereby mortgage, sell, grant, assign, and convey unto the mortgagee, his successors and assigns, all of the following described property situated and being in the County of Greenville State of South Carolina

Parcel 1

ALL that certain piece, parcel or lot of land, situate, lying and being in Greenville County, in or near the Town of Mauldin, being shown and designated as 0.75 acres on a plat entitled "La Petite Day Care Center" prepared by Dwright Associates, Inc. on April 16, 1979, recorded in Plat Book 7-L, at page 29, and having according to said plat, the following notes and bounds.

BEGINNING at an iron pin on the westerly side of Old Mill Road and running thence south 55-47-08 west, 235.32 feet to an old iron pin; thence with the line of property of Martia Frances Burdette, north 34-33-00 west 130.00 feet to an iron pin; thence with the line of property of General Properties, Ltd. north 57-12-37 east 278.30 feet to an iron pin on the westerly side of Old Mill Road; thence with said road south 15-25-15 east 130.00 feet to an iron pin, the point of beginning.

This being the same property conveyed unto William A. Percival, mortgagor, by deed of La Petite Academy, Inc., dated March 15, 1983, and recorded in the REC Office for Greenville County, South Carolina in Deed Book 1184, page 663 on March 18, 1983.

INCLUDED herein are all FIXTURES attached or a part of the property described in the preceding paragraph. All after acquired fixtures shall be taken for new value or future advances and not as security for antecedent debt.

Parcel 2

ALL that piece, parcel or lot of land, situate, lying and being in the State of South Carolina, County of Greenville, in the City of Mauldin, being known and designated as Lot #129 on plat of Forrester Woods, Section 7, recorded in the REC Office for Greenville County, South Carolina in Plat Book 5-P, at pages 21 and 22, reference to which is hereby made for a more complete description thereof.*

THIS being the same property conveyed unto the mortgagors, William A. Percival and Sarah C. Percival, by deed of Danco, Inc., recorded in the REC Office for Greenville County, South Carolina in Deed Book 1190, page 354 on April 19, 1979.

CONTINUED ON SCHEDULE A ATTACHED AND INCORPORATED HEREIN BY REFERENCE.

Together with and including all buildings, all fixtures including but not limited to all plumbing, heating, lighting, ventilating, refrigerating, incinerating, air conditioning apparatus, and elevators (the mortgagor hereby declaring that it is intended that the items herein enumerated shall be deemed to have been permanently installed as part of the realty), and all improvements now or hereafter existing thereon; the hereditaments and appurtenances and all other rights thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, all rights of redemption, and the rents, issues, and profits of the above described property (provided, however, that the mortgagor shall be entitled to the possession of said property and to collect and retain the rents, issues, and profits until default hereunder). To have and to hold the same unto the mortgagee and the successors in interest of the mortgagee forever on fee simple or such other estate, if any, as is stated herein.

The mortgagor covenants that he is lawfully seized and possessed of and has the right to sell and convey said property; that the same is free from all encumbrances except as hereinabove recited; and that he hereby binds himself and his successors in interest to warrant and defend the title aforesaid thereto and every part thereof against the claims of all persons whomsoever.

This instrument is given to secure the payment of a promissory note dated August 4, 1983 in the principal sum of \$ 170,000.00 signed by William A. Percival, President and Sarah C. Percival, Secretary in behalf of Old Mill Bankshare, Inc., the terms of which are incorporated herein by reference.