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GREENVILLE CO S.C.
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BOOK 1598 PAGE 115

MORTGAGE

THIS MORTGAGE is made this 18th day of March 1983, between the Mortgagor, William A. Percival and Sarah C. Percival (herein "Borrower"), and the Mortgagee, AMERICAN FEDERAL SAVINGS AND LOAN ASSOCIATION, a corporation organized and existing under the laws of THE UNITED STATES OF AMERICA, whose address is 101 EAST WASHINGTON STREET, GREENVILLE, SOUTH CAROLINA (herein "Lender").

WHEREAS Borrower is indebted to Lender in the principal sum of One Hundred Seventy Thousand and No/00 (\$170,000.00) Dollars, which indebtedness is evidenced by Borrower's note dated March 18, 1983 (herein "Note"), providing for monthly installments of principal and interest with the balance of the indebtedness to be paid in full and payment for payment within 120 days from date, with interest and draws as per terms of said note in name of mortgagors and Old Mill Hardware, Inc.

To SECURE to Lender (a) the repayment of the indebtedness evidenced by the Note, with interest thereon, the payment of all other sums, with interest thereon, advanced in accordance herewith to protect the security of this Mortgage, and the performance of the covenants and agreements of Borrower herein contained, and (b) the repayment of any future advances, with interest thereon, made to Borrower by Lender pursuant to paragraph 21 hereof (herein "Future Advances"), Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns the following described property located 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 Enwright Associates, Inc. on April 16, 1979, recorded in Plat Book 7-L, at page 29, and having according to said plat, the following metes 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 Martha Frances Burdette, north 34-38-00 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 15th 1983, and recorded in the RMC Office for Greenville County, South Carolina in Deed Book 1184 at 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 R.M.C. 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 R.M.C. Office for Greenville

CONTINUED ON SCHEDULE A ATTACHED AND INCORPORATED HEREIN BY REFERENCE.
which has the address of
[Street] [City]
..... (herein "Property Address");
[State and Zip Code]

To HAVE AND TO HOLD unto Lender and Lender's successors and assigns, forever, together with all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water, water rights, and water stock, and all fixtures now or hereafter attached to the property, all of which, including replacements and additions thereto, shall be deemed to be and remain a part of the property covered by this Mortgage; and all of the foregoing, together with said property (or the leasehold estate if this Mortgage is on a leasehold) are herein referred to as the "Property".

Borrower covenants that Borrower is lawfully seized of the estate hereby conveyed and has the right to mortgage, grant and convey the Property, that the Property is unencumbered, and that Borrower will warrant and defend generally the title to the Property against all claims and demands, subject to any declarations, easements or restrictions listed in a schedule of exceptions to coverage in any title insurance policy insuring Lender's interest in the Property.

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