

James and John P. Abney, to The South Carolina National Bank (hereinafter called mortgagee) in the principal sum of Twenty-five Thousand and 00/100 (\$25,000.00) Dollars, together with accrued interest computed at the annual rate of nine (9%) percent, which indebtedness is evidenced by the promissory note executed on December 7, 1973 by the said Liquors Unlimited, Inc., a corporation, P. K. Trammell, Kinch S. Halbrook, W. Richard James and John P. Abney, and in consideration of The South Carolina National Bank renewing the promissory note and extending full payment and performance to December 7, 1975, the said W. Richard James, Phillip K. Trammell and A.B.C., Incorporated do hereby promise the said South Carolina National Bank to fully pay and satisfy the balance of the subject indebtedness in the sum of Nineteen Thousand Six Hundred Six and 25/100 (\$19,606.25) Dollars with accrued interest and to otherwise fully perform according to the terms and provisions of the promissory note in question on or before December 7, 1975; all interest not paid when due to bear interest at the same rate as principal.

And if any portion of principal or interest be at any time past due and unpaid, or if default be made in respect to any condition, agreement or covenant contained herein, then the whole amount evidenced by said note to become immediately due at the option of the holder thereof, who may sue thereon and foreclose this mortgage; and in case said note, after its maturity should be placed in the hands of an attorney for suit or collection, or if before its maturity it should be deemed by the holder thereof necessary for the protection of its interests to place, and the holder should place, the said note or this mortgage in the hands of an attorney for any legal proceedings, then and in either of said cases the mortgagor promises to pay all costs and expenses including ten (10%) percent, of the indebtedness as attorney's fees, this to be added to the mortgage indebtedness, and to be secured under this mortgage as a part of said debt.

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