

STATE OF SOUTH CAROLINA)
)
 COUNTY OF GREENVILLE)

GR...
 JUL 23 1984
 MORTGAGE
 DONALD C. ...

THIS MORTGAGE made this 20th day of July, 1984,
 between Hamlin Beattie and The Coffee Street Company, A S.C. General
 Partnership, (hereinafter "Mortgagor"), whose address is PO Box 10373
 Greenville, S.C. 29603 and RAVENEL, EISERHARDT &
 COMPANY, INC. (hereinafter "Mortgagee"), whose address is Post Office
 Box 68, Charleston, South Carolina, 29402.

W I T N E S S E T H:

WHEREAS, Mortgagor is indebted to Mortgagee in the principal
 sum of One Hundred Five Thousand & No/100 -----
 (\$ 105,000.00) Dollars together with interest thereon, as evidenced
 by that certain promissory note of even date herewith, executed by
 Mortgagor and delivered to Mortgagee, the final payment of which is due
 on or before January 19, 1985 (which note, together with any
 note extensions, modifications or renewals thereof, and any new or
 additional note or notes evidencing indebtedness of Mortgagor to Mort-
 gagee and any notes now outstanding or existing in the future evidencing
 indebtedness of any person or entity to Mortgagee and guaranteed by
 Mortgagor, shall hereinafter be referred to as the "Note") which by
 reference is made a part hereof to the same extent as though set out in
 full herein.

NOW THEREFORE, (a) to secure the performance and observance by
 Mortgagor of all covenants and conditions contained in the Note, in any
 renewal, extension or modification thereof, in this Mortgage and in all
 other instruments securing the Note; and (b) also to secure in accord-
 ance with Section 29-3-50, as amended, Code of Laws of South Carolina,
 1976: (i) all future advances and re-advances that may subsequently be
 made to Mortgagor by Mortgagee, evidenced by the aforesaid Note, or any
 other promissory notes, and all renewals and extensions thereof; pro-
 vided, however, that nothing contained herein shall create an obligation
 on the part of Mortgagee to make future advances or re-advances to
 Mortgagor and (ii) all other indebtedness of Mortgagor to Mortgagee, now
 or hereafter existing, whether direct or indirect, the maximum amount of
 all indebtedness outstanding at any one time secured hereby not to
 exceed twice the face amount of the Note, plus interest thereon, all
 charges and expenses of collection incurred by Mortgagee, including
 court costs, and attorneys' fees; and (c) also in order to charge the
 properties, interests and rights hereinafter described with such pay-
 ment, performance and observance; and (d) for and in consideration of
 the sum of One and 00/100 (\$1.00) Dollar paid by Mortgagee to Mortgagor
 this date, and for other valuable consideration, the receipt of which is
 acknowledged, Mortgagor does hereby grant, bargain, sell, alien, remise,
 release, convey, assign, transfer, mortgage, hypothecate, pledge,
 deliver, set over, warrant and confirm unto Mortgagee, its successors
 and assigns forever all right, title and interest of Mortgagor in and to:

THE MORTGAGED PROPERTY

Greenville
 1. The Land. All the land located in the County of Greenville,
 State of South Carolina (the "Land"), described in Exhibit "A" attached
 hereto and made a part hereof.

2. The Improvements. TOGETHER WITH all buildings, structures
 and improvements of every nature whatsoever now or hereafter situated on
 the Land, and all fixtures, machinery, appliances, equipment, furniture
 and personal property of every nature whatsoever now or hereafter owned
 by Mortgagor and located in or on, or attached to, or used or intended
 to be used in connection with or with the operation of, the Land, build-

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