

State of South Carolina

County of GREENVILLE

FILED
GREENVILLE CO. S.C.
Dec 20 10 26 AM '84
DONNIE S. TANKERSLEY
R.M.C.

Mortgage of Real Estate



THIS MORTGAGE made this 20th day of December, 1984

by the Harmon Family Partnership

(hereinafter referred to as "Mortgagor") and given to SOUTHERN BANK & TRUST CO.

(hereinafter referred to as "Mortgagee"), whose address is _____

WITNESSETH:

THAT WHEREAS, the Harmon Family Partnership is indebted to Mortgagee in the maximum principal sum of Thirty Thousand and No/100 Dollars (\$ 30,000.00). Which indebtedness is evidenced by the Note of the Harmon Family Partnership and Ice Machine Distributors, Inc. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of which is December 20, 1985 after the date hereof) the terms of said Note and any agreement modifying it are incorporated herein by reference.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS that the said Mortgagor, for and in consideration of the aforesaid indebtedness and in order to secure the payment thereof together with any renewals or extensions or modifications thereof upon the same or different terms or at the same or different rate of interest and also to secure in accordance with Section 29-3-50, as amended, Code of Laws of South Carolina (1976): (i) all future advances and readvances that may subsequently be made to Mortgagor by Mortgagee evidenced by the aforesaid Note, or by other promissory notes, and all renewals and extensions thereof; 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 \$ 30,000.00 plus interest thereon, all charges and expenses of collection incurred by Mortgagee including court costs and reasonable attorney's fees, has granted, bargained, sold, released and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described property:

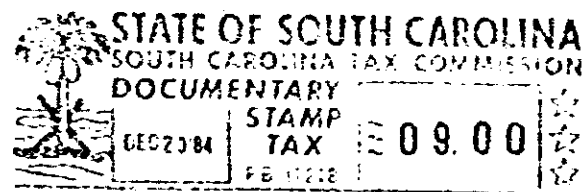
ALL those pieces, parcels or lots of land situate, lying and being on the Western side of Old U. S. Highway 29 near the City of Greenville, in the County of Greenville State of South Carolina and known and designated as Lots No. 6, 7, 8, and 9, plat of property entitled "Property of Maggie Mae Lampe", which plat is recorded in the RMC Office for Greenville County in Plat Book II at Page 183, reference to which is craved for a more complete metes and bounds description.

This conveyance is made subject to all easements, rights-of-way, setback lines, zoning ordinances, and restrictions, if any, affecting the above described property.

This is the same property which was conveyed to the Mortgagor herein by general warranty deed of Jerald E. Harmon, Minton, F. Harmon and David M. Harmon dated February 17, 1983 and recorded in the Greenville County RMC Office on October 26, 1983 in Deed Book 1199 at Page 287.

This mortgage is given to secure a note of Ice Machine Distributors, of even date herewith.

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TOGETHER with all and singular rights, members, hereditaments and appurtenances belonging or in any way incident or appertaining thereto: all improvements now or hereafter situated thereon; and all fixtures now or hereafter attached thereto (all of the same being deemed part of the Property and included in any reference thereto);

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