

State of South Carolina

County of Greenville

FILED
GREENVILLE CO. S.C.

MAR 16 3 21 PM '84

Mortgage of Real Estate



THIS MORTGAGE made this 16 March, 1984

by Greenville Restaurants, Inc.

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

(hereinafter referred to as "Mortgagee"), whose address is P. O. Box 1329, Greenville, S. C. 29602

WITNESSETH:

THAT WHEREAS, JHM Enterprises, Inc. parent company of Greenville Restaurants, Inc. is indebted to Mortgagee in the maximum principal sum of Three Hundred Thousand and No/100 Dollars (\$ 300,000.00), Which indebtedness is evidenced by the Note of JHM Enterprises, Inc. of even date herewith, said principal (plus interest thereon) being payable as provided for in said Note, (the final maturity of October 31, 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 \$ 300,000.00 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:

SEE ATTACHED EXHIBIT A

SC70 --- 1 MR16 84 672

STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP TAX
120.00

5.0001

17328-112