

FILED  
GREENVILLE CO. S.C.  
STATE OF SOUTH CAROLINA )  
COUNTY OF GREENVILLE )  
DONNIE S. LAWKERSLEY  
R.M.C.  
DEC 19 3 13 PM '84

THIS MORTGAGE made this 19th day of December, 19 84,  
between Hamlin Beattie and The Coffee Street Company, a S.C. General  
Partnership, (hereinafter "Mortgagor"), whose address is P.O. Box 10373  
Greenville, S.C. 29603 and RAVENEL, EISERHARDT &  
COMPANY, INC. (hereinafter "Mortgagee"), whose address is Post Office  
Box 68, Charleston, South Carolina, 29402.

WITNESSETH:

WHEREAS, Mortgagor is indebted to Mortgagee in the principal  
sum of Twenty-Five Thousand and 00/100---  
(\$ 25,000.00 ) 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 April 20, 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

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

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