STATE OF SOUTH CAROLHEC 19 3 13 PH PHORTGAGE
COUNTY OF GREENVILLE OF STATE OF SOUTH CAROLHEC 19 3 13 PH PHORTGAGE

R.M.C. R.M.C.

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 and RAVENEL, EISERHARDT & COMPANY, INC. (hereinafter "Mortgagee"), whose address is Post Office Box 68, Charleston, South Carolina, 29402.

WITNESSETH:

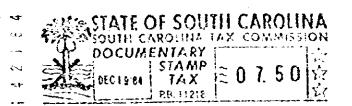
whereas, Mortgagor is indebted to Mortgagee in the principal sum of Twenty-Five Thousand and 00/100--
(\$\frac{25,000.00}{25,000.00}\$) Dollars together with interest thereon, as evidenced by that certain promissory note of even date herewith, executed by Mortgagor and delivered to Mortgagee, the final 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 Mortgagee 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 accordance 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; provided, 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 payment, 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 Charleston, 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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