

MORTON, DRAWWY, HAGINS, WARD & JOHNSON, P. A.

Post Office Box 26503  
GREENVILLE, S.C. 29602  
BOOK 1557 PAGE 994  
159 WELBORN ST  
GREENVILLE, SC  
29602

MORTGAGE OF REAL ESTATE - FILED

STATE OF SOUTH CAROLINA  
COUNTY OF GREENVILLE

GREENVILLE CO. S. C.

MORTGAGE OF REAL ESTATE

NOV 18 2 34 PM '81

TO ALL WHOM THESE PRESENTS MAY CONCERN: BOOK 80 PAGE 399

DONNIE S. TANKERSLEY  
R.M.C.

WHEREAS, GREENCO BEVERAGE COMPANY, INC.

(hereinafter referred to as Mortgagor) is well and truly indebted unto ACME DISTRIBUTING COMPANY OF GREENVILLE, S.C.

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of Two Hundred Thousand and No/100

Dollars (\$ 200,000.00) due and payable

in five (5) equal annual principal payments of \$40,000.00 each, together with interest on the unpaid principal amount computed at the rate of 15% per annum. The first such payment, along with the common property line of Southern Railway Company and R. C. Collins and Josephine D. Cureton; thence S. 59-13 E., along the common property line of Southern Railway Company and Josephine D. Cureton, 159 feet, more or less, to an iron pin in the Westerly boundary of Augusta Street; thence, along the Westerly boundary of Augusta Street, with the following courses: S. 31-07 W., 102 feet to an iron pin; thence S. 27-35 W., 165.35 feet to an iron pin; thence S. 12-56 W., 50 feet, more or less, to a place and point of BEGINNING. Said piece or parcel of land containing 1.422 acres, more or less, and being located substantially as shown and delineated in red on print or drawing No. 2-697, dated April 17, 1968.

SC70  
NOV 18 1981  
421

This is the same property conveyed to the Mortgagor herein by deed of Acme Distributing Company of Greenville, Inc., recorded in the Greenville County R.C. Office in Deed Book 1158 at Page 514 on NOVEMBER 18, 1981.

STATE OF SOUTH CAROLINA  
DOCUMENTARY STAMP  
\$ 00.00

Paid and satisfied in full  
6th day of April 1983  
James H. Barton

Pursuant to the assignment of mortgage executed August 22, 1982 to James H. Barton recorded August 25, 1982 with the Reg. of Hesne Conveyances

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fastened thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

Witness  
Donnie S. Tankersley

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APR 18 1983  
FILED  
OF GREENVILLE CO. S. C.  
IN MORT. BOOK 1576  
AT PAGE 673.