MORTGAGE OF REAL ESTATE—Office of Wyche, Burgess, Freeman & Parham, P.A. Greenville, S. C.

FILED
GREENVILLE CO. S. C.

BOOK 1299 PAGE 719

JAN 15 4 45 PM '74
DONNIE S. TANKERSLEY
R.M.C.

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE

TO ALL WHOM THESE PRESENTS MAY CONCERN:

COCA-COLA BOTTLING COMPANY OF GREENVILLE, INC.,
(hereinafter referred to as Mortgagor) SEND (S) GREETING:

WHEREAS, the Mortgagor is well and truly indebted unto BANKERS TRUST OF SOUTH CAROLINA, N.A., (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 Five Hundred Thousand & No/100 ($500,000.00)- - - - - - - - - - - - - - DOLLARS ($ 500,000.00) [redacted], said principal and interest to be repaid as follows:

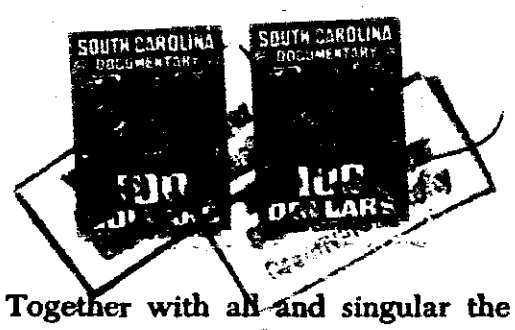
payable in instalments of $7,000.00 plus interest on April 1, 1974, and on the first day of each January and April thereafter through January, 1983, and in instalments of $20,777.76 plus interest on the first day of each July and October hereafter through October of 1983; interest to be computed and paid quarterly in accordance with the exhibit attached hereto and incorporated herein.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced or readvanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars ($3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its heirs, successors and assigns the following described piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon:

ALL that certain piece, parcel or lot of land situate, lying and being on the northeasterly side of College Street (Buncombe Street) and the westerly side of Civic Center Drive in the City of Greenville, County of Greenville, State of South Carolina, and being more particularly described as follows:

BEGINNING at a point where the westerly side of Civic Center Drive intersects with the northeasterly side of College Street, and running thence along the westerly side of Civic Center Drive, N. 40-28 E. 613.31 feet to an iron pin; thence turning and running along the westerly intersection of Civic Center Drive and Marshall Avenue, N. 9-45 W. 17.2 feet to an iron pin on the southwesterly side of Marshall Avenue (as widened); thence turning and running along the southwesterly side of Marshall Avenue N. 65-46 W. 247.4 feet to an iron pin; thence continuing along Marshall Avenue N. 54-01 W. 14.2 feet to an iron pin in line of other property recently acquired by mortgagor; thence turning and running along the line of such other property, S. 47-34 W. 530 feet more or less to a point on the northeasterly side of Buncombe Street (College Street); thence turning and running along Buncombe Street in a southeasterly direction 340.1 feet to the point of beginning.



Together with all and singular the rights, members, hereditaments, and appurtenances to the same belonging or 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 and any other equipment or fixtures now or hereafter attached, connected, or fitted 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.