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BOOK 1255 PAGE 65

MORTGAGE OF REAL ESTATE—Office of W. B. Burgess, Fredrick & Parham, P.A. Greenville, S. C.

FILED
GREENVILLE, S. C.
JAN 26 4 54 PM '73
DONNIE S. TAKERSLE
R.H.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:

THE PEOPLES NATIONAL BANK OF
GREENVILLE,

WHEREAS, the Mortgagor is well and truly indebted unto
(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 One Million Two Hundred
Sixty-five Thousand - - - - - DOLLARS (\$1,265,000.00)
~~with interest thereon from date at the rate of 7% per annum~~, said principal and interest to be
repaid as follows:

payable over a period of 12 years in quarterly instalments of
\$26,354.16 plus interest, payments commencing April 24, 1973;
with interest thereon from date at the rate of 7% per centum per
annum, to be computed and paid quarterly (provided, such interest
shall vary so as to be 1% above the prime rate) until paid in full.

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 Mort-
gagee 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 be-
fore the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bar-
gained, 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 con-
tinuing 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 belong-
ing 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.