

AFFIDAVIT FILED *R*

FILED
GREENVILLE CO. S.C.
STATE OF SOUTH CAROLINA)
FEB 19 10 15 AM '82)
COUNTY OF GREENVILLE)
CONNIE S. ZANKERSLEY)
R.M.C.)

JUNIOR PART PURCHASE MONEY MORTGAGE

THIS MORTGAGE, (hereinafter the "Mortgage") made and entered into this 11th day of February, 1982, by and between KRISPY KREME DOUGHNUT CORPORATION, a corporation organized under the laws of the State of North Carolina, whose address is 1814 Ivy Avenue, Winston-Salem, North Carolina 27102 (hereinafter called the "Mortgagor"), and BEATRICE FOODS CO., a Delaware Corporation whose address is 2 North LaSalle, Chicago, Illinois 60602 (hereinafter called the "Mortgagee");

WITNESSETH, THAT WHEREAS, the Mortgagor is indebted to the Mortgagee in the sum of Six Million and No/100 Dollars (\$6,000,000), as evidenced by its note of even date herewith, reference to which is hereby made (hereinafter referred to as the "Note"). The payment of this debt is subject to a Subordination Agreement between Beatrice Foods Co. and Wachovia Bank & Trust Company, N.A.;

AND WHEREAS, the Mortgagor has agreed and desires to secure the payment of the Note with interest and any renewals or extensions thereof, in whole or in part, by a conveyance of the lands and security interests hereinafter described;

I. NOW THEREFORE, in consideration of the premises and for the purposes aforesaid, and in further consideration of the sum of One Dollar (\$1) paid to the Mortgagor by the Mortgagee, receipt of which is hereby acknowledged, the Mortgagor

This Junior Part Purchase Money Mortgage, junior and subordinate to a Mortgage by and between Krispy Kreme Doughnut Corporation and Wachovia Bank and Trust Company, N.A. of even date herewith and recorded in Book 1563 Page 980 in the Recorder of Deeds in Greenville County, South Carolina, sometimes referred to as the "First Mortgage".

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STATE OF SOUTH CAROLINA
SOUTH CAROLINA TAX COMMISSION
DOCUMENTARY STAMP
FEB 19 1982
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