

KRYSTAL REAL ESTATE CO. II

INDENTURE OF MORTGAGE, DEED OF TRUST AND SECURITY AGREEMENT  
Dated as of September 1, 1977

TABLE OF CONTENTS

	<u>Page</u>
Parties.....	1
Preliminary Statement.....	1
Granting Clauses.....	2
Granting Clause I.....	2
Granting Clause II.....	2
Granting Clause III.....	2
Granting Clause IV.....	4
Excepted Property.....	4
Habendum Clause.....	5
General Covenant.....	5

ARTICLE I

Definitions

Section 1.1. Board of Directors.....	5
Section 1.2. Certified Resolutions.....	5
Section 1.3. Debt.....	6
Section 1.4. Events of Default.....	6
Section 1.5. Holder.....	6
Section 1.6. Lease Assignment.....	6
Section 1.7. Bond.....	6

0009

4328 RV-2