## The State of South Carolina FLED CORPORATE REAL ESTATE MORTGAGE

County of GREENVILLE

APR 6 )3 53 PH '83

TO ALL WHOM THESE PRESENTS MAY CONGERN: GREENCO BEVERAGE COMPANY, INC.

a corporation organized and existing under the laws of South Carolina, SENDS GREETING:

Whereas, the said GREENCO BEVERACE COMPANY, INC.

herein called the mortgagor, is justly indebted to JAMES H. BARTON

herein called the mortgagee, in the original TWO HUNDRED THOUSAND AND NO/100---
Dollars, and having given its certain promissory note therefor bearing aven date described in the original the date, November 16, 1981, whereby it has promised to pay to the mortgagee the sum of TWO HUNDRED THOUSAND AND NO/100

(\$ 200,000 ) Dollars, as follows:

The sum of Two Hundred Thousand and no/100 (\$200,000.00) Dollars 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 fifteen (15%) percent per annum, the first such payment having been paid November 16, 1982.

Mortgagee's Mailing Address: P. O. Box 96, Anderson, S. C. 29622

it being hereby expressly agreed that upon default in the payment of the said note or of the interest thereon, or of insurance premiums, taxes or assessments, or in the performance of any of the requirements herein contained as to taxes or insurance, or any of the other conditions hereof, the mortgaged shall have the right to declare the entire amount of the principal debt to be immediately due, and to proceed, without notice, to enforce the collection of same together with interest, reasonable attorney's fees for collection and a reasonable attorney's fee for any litigation concerning the debt, and all the other amounts secured hereby.

Now Know All Men, that the mortgagor, for the better securing the payment of the sum of money evidenced by the notes above mentioned, with interest thereon, and all other sums mentioned therein, to the mortgagee , and also in consideration of the further sum of Three Dollars, 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 , his heirs, successors and assigns:

PAPKEL NO. 1 All that certain lot, piece, parcel of land, situate, lying and being in the Gity and County of Greatville, State of South Carolina, and more particularly described as follows: REGINNING at a point in the southwesterly margin of Welliorn Street, said point being located N. 47-32 W. 149.00 feet from an iron on pipe, the northwesterly corner of property conveyed by Piedront and Northern Pailway Company to McKoy-Hegerson Company by deed dated June 30, 1934; thence S. 42-28 W. 123.89 feet to a point; thence N. 44-42-37 W. 168.198 feet to a point; thence N. 42-28 E. 115.60 feet to a point in the southwesterly margin of Welborn Street; thence S. 42-32 E. 168.00 feet to the point of beginning, ontaining 20,117.15 square feet, more or less, or .462 acres, more or less, as shown within red lines on print of Drawing F-1068, dated June 4, 1957, revised June 28, 1957, recorded in the RMC Office for Greenville County in Deed Book 589 at Page 26, and being the same lot of land conveyed to Greenco Pealty, Inc. by deed of Piedmont and Northern Railway Company recorded in the RYC Office for Greenville County in Deed Book 589 at, Page 23. 

\*AND being the same property conveyed unto Greenco Beverage Company, Inc., by deed of Judd B. Farr, dated January 4, 1971, and recorded February 10, 1971, in the office of the RMC for Greenville County, South Carolina, in Deed Book 908, at page 267.

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