

of Dr. Pepper Bottlers Corporation dated January 22, 1948, prepared by Pickell & Pickell, Engineers, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the south side of South Main Street, at the corner of property now or formerly belonging to Whitmire and running thence along the South side of South Main Street N. 76-13 E. 36 feet to a cross in concrete pavement; thence continuing along the south side of South Main Street N. 80-31 E. 52 feet to an iron N; thence S. 12-50 E. 139.5 feet to an iron N; thence N. 77-42 E. 87.8 feet to an iron N; thence S. 12-42 E. 138.5 feet to an iron pin near branch; thence S. 80-39 W. 40 feet to an iron O; thence S. 69-00 W. 58.7 feet to an iron O at the corner of property now or formerly belonging to Whitmire; thence along the line of property now or formerly belonging to Whitmire N. 33-17 W. 194 feet to an iron N; thence N. 17-58 W. 106 feet to an iron pin, the beginning corner.

This is the same property conveyed to mortgagor by Coca-Cola Bottling Company of Greenville by deed recorded in the R. M. C. Office for Greenville County in Deed Book 336 at page 18.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular the said premises unto the said ~~The Citizens and Southern National Bank of South Carolina, Greenville, S. C.,~~ <sup>The Citizens and Southern National Bank of South Carolina, Greenville, S. C.,</sup> its Successors ~~and Assigns forever.~~

AND the said DR. PEPPER BOTTLERS CORPORATION

does hereby bind itself and its Successors to warrant and forever defend all and singular the said premises unto the said ~~The Citizens and Southern National Bank of South Carolina, Greenville, S. C.,~~ <sup>The Citizens and Southern National Bank of South Carolina, Greenville, S. C.,</sup> its Successors ~~and Assigns, from and against itself and its Successors, lawfully claiming, or to claim the same, or any part thereof.~~

AND IT IS AGREED, by and between the parties hereto that the said Mortgagor, its successors or assigns shall keep the buildings erected, or to be erected on said premises, insured against loss and damage by fire for the benefit of the said Mortgagee, for an amount not less than Fifteen Thousand Dollars (\$15,000.00)

~~XXXXXX~~ in such Company as shall be approved by the Mortgagee, its Successors ~~XXXXXX XXXXXXXXXX~~ or assigns, and shall deliver the policy to the said Mortgagee, and in default thereof, the said Mortgagee, its Successors ~~XXXXXX XXXXXXXXXX~~ or assigns may effect such insurance and reimburse themselves under this mortgage for the expense thereof,

with interest thereon from the date of its payment. And it is further agreed, in the event of other insurance and contribution between the insurers, that the said Mortgagee, its Successors ~~XXXXXX XXXXXXXXXX~~ or assigns, shall be entitled to receive from the aggregate of the insurance moneys to be paid, a sum equal to the amount of the debt secured by this mortgage.

AND IT IS AGREED, by and between the said parties that if the Mortgagor, its successors or assigns shall fail to pay all taxes and assessments upon the said premises when the same shall first become payable, then the said Mortgagee, its Successors ~~XXXXXX XXXXXXXXXX~~ or assigns, may cause the same to be paid, together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment.