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parties, that the Mortgager is to hold and enjoy the said premises until default in any payment of principal, or of any interest at the time the same is due, shall be made. Upon any default in the payment of any of the principal of said debt, or of any interest thereon, at the time the same is due, or upon any default in the payment of any and all sums of money provided to be paid by the Mortgager, its successors or assigns, under the covenants of this Mortgage, or if the Mortgager, its successors or assigns, shall at any time fail or neglect to insure and keep insured the house and buildings now or hereafter erected on said lot, or shall fail to assign the said policy or policies of insurance to the Mortgagee, its successors or assigns, the whole debt shall, at the option of the Mortgagee, its successors or assigns, become at once due and payable, and this Mortgage may be foreclosed by said Mortgagee, its successors or assigns.

It is agreed and covenanted by and between the said parties that if the said Mortgager does not hold said premises by title in fee simple, or has not good right and lawful authority to sell, convey or encumber the same, or if said premises are not free and clear of all liens and encumbrances whatsoever, or if any suits have been begun or shall be begun affecting the same, or if any tax or assessment be made or levied upon the debt secured hereby or upon the Mortgagee, or its successors or assigns, for or on account of this loan, either by the State or County, or for any local purpose, the Mortgagee, or its successors, shall have the right to declare the entire indebtedness secured hereby at once due and payable, and the Mortgager, or the person or persons claiming or holding under the Mortgager, shall at once pay the entire indebtedness secured thereby.

The Mortgager will pay all taxes or charges and any public rates or assessments on the above described property, and every part thereof, promptly as they become due and before they become delinquent, and upon the Mortgager's failure to pay the said taxes, charges, public rates or assessments, the Mortgagee shall have the right to pay same, and any sums so paid shall stand secured by this Mortgage and bear interest from the date of payment until repaid at the rate of eight (8%) per cent. per annum.

And it is further agreed and covenanted by and between the said parties that until the debt hereby secured be paid, the said Mortgager, its successors or assigns, shall and will pay all taxes or assessments on the property hereby mortgaged or this mortgage or note secured hereby, when due and payable, and in case it fails to do so, the said Mortgagee, its successors or assigns, may pay said taxes or assessments, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same under this Mortgage.

And it is further agreed and covenanted between the said parties that in case the debt secured by this Mortgage, or any part thereof, is collected by suit or action, or this Mortgage be foreclosed, or put into the hands of an attorney for collection, suit or action or foreclosure, the said Mortgager, its successors or assigns, shall be chargeable with all costs of collection, including ten (10%) per cent. of the principal and interest on the amount involved as attorneys' fees, which shall be due and payable at once, which charges and fees, together with all costs and expenses, are hereby secured and may be recovered in any suit or action hereupon or hereunder.

In witness whereof, First Baptist Church of Greenville, S. C., by virtue of the authority contained in a resolution passed at a regular meeting of its members held on April 30th, 1930, has caused this deed to be signed in its name and sealed with its seal, by the Chairman of the Finance Committee and the Treasurer of said Church, at Greenville, S. C., this 1st, day of May, in the year of our Lord one thousand nine hundred and thirty and in the one hundred and fifty fourth year of the Independence of the United States of America.

Signed, sealed and delivered in the Presence of:

Olive R. Coel
Mary Bemar

First Baptist Church of
Greenville, S. C.
BY: F. F. Norris.
Chairman Finance Committee.



And: Sara V. Holland.
Treasurer.

State of South Carolina, County of Greenville:

Personally appeared before me Mary Bemar, and made oath that she saw the within named F. F. Norris, Chairman of Finance Committee, and Sara V. Holland, Treasurer of First Baptist Church of Greenville, S. C., a corporation chartered under the laws of the State of South Carolina, sign, seal and as the act and deed of said Church deliver the within written deed, and that he, with Olive R. Coel, witnessed the execution thereof.

Sworn to before me this 1st, day of May A. D. 1930

Catherine Brown (L.S.)

Mary Bemar.

Notary Public for South Carolina

Recorded this the 2nd day of May 1930 at 4:21 P. M.

