

This mortgage is a first mortgage over the above described property, and there are no other mortgages, judgments, nor other liens or encumbrances over or against same prior to this mortgage.

This mortgage covers and is intended to cover any and all buildings and improvements now on said premises, together with any and all additions and improvements added and made thereto, or to be added and made thereto.

It is understood and agreed that the failure of the mortgagors, as aforesaid, to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagees, as aforesaid, may at its and his option, foreclose this mortgage or pay said items and add the same so paid, to the principal amount of the debt, and they shall bear interest at the same rate.

The Trust provisions contained in the Deed dated Sept. 9, 1916, recorded in Vol. 40 at page 252 and in the deed dated May 30, 1949, recorded in Vol. 383 at page 131, are hereby expressly waived in favor of the mortgagees herein in the event of a default under the terms of this mortgage. This mortgage and the above waiver are executed pursuant to the Resolution duly adopted by the Quarterly Conference (Second) of said Church in meeting assembled on March 11, 1951 and by the Third Quarterly Conference of said Church in meeting assembled on May 20, 1951, authorizing repairs and improvements to said Church building to the amount of not exceeding Eight Thousand (\$8,000.00) Dollars. And this mortgage is, and is executed, in accordance with and in conformity to the requirements of said Church and its governing body, in all respects.

The funds obtained under and by this mortgage are to be used and expended solely and exclusively for the purpose of making necessary repairs and improvements to the Church Building on said premises, so as to protect, preserve and improve same, and for no other purpose; and same is to be, and is, for the benefit and advantage of said Church.

Paid in full and satisfied this 18th day of Nov. 1953

*Witness
Eunice Johnson
R. C. Austin*

*The First National Bank of Greenville, S.C. and
B. B. Waters as Executors of the Estate of R. D. Dobson
By J. H. Howell Asst. Trust Officer
By B. B. Waters*

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 First National Bank, of Greenville, S.C., and B.B. Waters, as Executors of Estate of R.D. Dobson, deceased, their Successors** ~~XXXX~~ and Assigns forever. And **we** do hereby bind ourselves, as Trustees of said **Israel Metropolitan C.M.E. Church, as aforesaid, our Successors** ~~XXXX~~ Executors and Administrators to warrant and forever defend all and singular the said

Premises unto the said **The First National Bank, of Greenville, S.C., and B.B. Waters, as Executors of the Estate of R.D. Dobson, deceased, their Successors** ~~XXXX~~ and Assigns, from and against ourselves, as Trustees of said **Israel Metropolitan C.M.E. Church, as aforesaid, and our Successors** ~~XXXX~~ Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.