

deed dated September 12, 1956, recorded in R. M. C. office for Greenville County, S. C., in Vol. 561 at page 208.

This mortgage is given to obtain funds with which to construct and build additionally on and make improvements to the said described property and said funds are to be used for said purposes and no other.

This 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.

It is understood and agreed that the failure of the mortgagors, as aforesaid, to pay any installment of public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee may, at its 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.

This mortgage and the Note which it secures, are executed in accordance with, by virtue and in pursuance of authority and direction given unanimously in a resolution adopted by the members of the Second Baptist Church, formerly Unity Baptist Church, of Travelers Rest, S. C., in conference assembled on September 11, 1960, to Roy Davis, Dewitt Wilson, Lee Sizemore and Joseph Murphree, as Deacons duly elected and qualified, Trustees, of the said Second Baptist Church, formerly Unity Baptist Church, of Travelers Rest, S. C.; and is intended to be and is in accord with all the rules, regulations and otherwise, of said named Church.

And this mortgage is intended to, and covers, any and all additional building on and improvements to the said described property.

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 ATLANTIC AND GULF STATES INSURANCE COMPANY, INCORPORATED, of Easley, S. C., Its Successors and Heirs and Assigns forever. And we do hereby bind ourselves, as said Deacons, Trustees, of said Second Baptist Church, of Travelers Rest, S. C., Successors, Heirs, Executors and Administrators to warrant and forever defend all and singular

the said Premises unto the said ATLANTIC AND GULF STATES INSURANCE COMPANY, INCORPORATED, of Easley, S. C., Its Successors

Heirs and Assigns, from and against ourselves, as said Deacons, Trustees, of said Second Baptist Church, of Travelers Rest, S. C., Successors, Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

as aforesaid comprehensive, fire and extended coverage, And the said mortgagor/ agree to insure the house and buildings on said lot in a sum not less than Twelve Thousand (\$12,000.00) - - - - - Dollars in a company or companies satisfactory to the mortgagee, and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in

mortgagors' as aforesaid, name/and reimburse Itself

for the premium and expense of such insurance under this mortgage, with interest.