

TO HAVE AND TO HOLD all and singular the said premises unto the said The Peoples National Bank of Greenville, South Carolina, its successors and assigns forever and the said Locust Hill Baptist Church of Greenville County, South Carolina, does hereby bind itself, its successors and assigns to warrant and forever defend all and singular the said premises unto the said The Peoples National Bank of Greenville, South Carolina, its successors and assigns, from and against the said Locust Hill Baptist Church, its successors and assigns and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agrees to insure the house and buildings on said premises in the sum of not less than Twenty Thousand Dollars in a company or companies satisfactory to the mortgagee and keep the same insured from loss or damage by fire and assign the policy of insurance to the mortgagee, and in the event the mortgagor shall at any time fail to do so, then the said mortgagee shall cause the same to be insured in their name and reimburse themselves for the premium and expense of such insurance under this mortgage, with interest.

PROVIDED ALWAYS, nevertheless, and it is the true intent and meaning of the parties to these presents that if the mortgagor do and shall well and truly pay or cause to be paid unto the said mortgagee, the debt or sum of money aforesaid, with interest thereon, if any be due, according to the true intent and meaning of said note, then this deed of bargain and sell shall cease, determine, and be utterly null and void, otherwise to remain in full force and effect.