

hereinbefore provided.

If any charges which may be imposed upon the said premises shall remain unpaid for thirty (30) days, or any lien or encumbrance is created thereon, or any other act or thing permitted whereby the security hereof may be diminished or impaired, or the said premises are not insured, all as hereinbefore provided, the Trustee, at his option, may without notice, pay and satisfy charges and liens, effect such insurance, effect such repairs and pay any other sum or sums of money necessary for the preservation and protection of the security of lien hereof, and the sum or sums of money so paid for any such purpose, with interest thereon from the time of payment at the rate of five percent (5%) per annum shall be deemed a part of the debt secured hereby and shall have preference in payment.

DEFAULT

Until default shall be made in the payment of the bonds hereby secured or any of them, or the interest thereon, at the times and in the manner therein provided or in the observance or performance of any of the covenants, agreements and conditions hereof to be observed and performed by the Church, the Trustee shall permit and allow the Church to possess, operate and enjoy the premises and property hereby mortgaged, and to receive and use the income, rents and profits thereof.

If the Church shall at any time during the continuance of this indenture be desirous of selling, disposing of or dealing otherwise than the usual course of business with the mortgaged premises, or any part thereof, the Trustee shall release the property or assets in question from the trust hereof, upon the Church depositing the proceeds thereof with the Trustee to be used for calling bonds for redemption or investing the proceeds in additional property or improvements, which by a supplemental indenture secure the bondholder secured hereunder, providing that the consideration together with the remaining property and other assets are sufficient to secure the outstanding bonds at the date of such sale, except the Church shall be permitted at all times to sell or exchange any personal property free from the lien of this Deed of Trust and without release by the Trustee.