

SECTION IX

That It is hereby covenanted and agreed that as long as any of the bonds of this Issue have not matured and are outstanding and unpaid:

- (1) The Issuer will keep the buildings, equipment and fixtures, purchased, constructed or repaired with proceeds derived from the sale of bonds issued hereunder insured to 80% of value against loss by fire, explosion, windstorm, hail and floods, and that evidence of such insurance shall be kept by the Issuer and made available to any bond holder for inspection during reasonable hours. A Mortgage Clause shall be attached to the policy, naming the Trustee in the First Mortgage of Real Estate and said Trustee shall be empowered to act as set forth in the First Mortgage of Real Estate. In the event of damage or destruction of such property and recovery therefor under such insurance, the Issuer will, as soon as possible, replace or repair such property or use the money received under the insurance policy to retire the bonds issued hereunder.
- (2) The Issuer will, unless hereinafter provided to the contrary, use and expend proceeds derived from the sale of the bonds issued hereunder, subject to the terms of an Escrow Agreement attached as Exhibit E, only for the purposes of paying the fees and costs of this bond program, paying the fees and costs incurred in the construction of sanctuary and educational facilities and retiring present indebtedness upon the following described property, which property is subject to a First Mortgage of Real Estate of even date:

All that piece, parcel or lot of land in Chick Springs Township, Greenville County, State of South Carolina, on the northwestern side of U. S. Highway #29, containing 2.14 acres, more or less, as shown on plat of PROPERTY OF MRS. MAMIE H. KAY recorded in the RMC Office for Greenville County in Plat Book OQQ, at page 47, and having according to said plat the following metes and bounds, to-wit:

BEGINNING at an iron pin on the northwestern side of U. S. Highway #29 at the corner of property of Taylors Fire Department and running thence, N. 7-24 W. 601.1 feet to an iron pin, thence N. 76-30 E. 160 feet to an iron pin at the corner of other property of the said Mamie H. Kay; thence along the Mamie H. Kay line, S. 8-55 E. 517.5 feet to an iron pin on U. S. Highway #29; thence along U. S. Highway #29, S. 52-21 W. 200.0 feet to the beginning corner.

- (3) The Issuer will establish a Building Fund Account in a local bank and Treasurer of the Issuer is hereby instructed and directed to deposit from time to time in such account the proceeds derived from the sale of the bonds issued hereunder as the same are realized. The money deposited in such account will not be used or expended except for the purposes authorized in this Trust Indenture or for the payment of the bonds issued hereunder and that withdrawals from such account shall be by check or draft of the Issuer signed by at least two officers of the Issuer.

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