

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 only for the purposes of paying the fees and costs of this bond program, paying the fees and costs incurred in the first phase of the new building project

upon the following described property, which property is subject to a First Mortgage of Real Estate of even date:

ALL that certain piece, parcel or lot of land situate, lying and being in the County of Greenville, State of South Carolina, containing 13.41 acres, more or less, designated as Tract No. 3-A on a plat of Property of The T. T. Hughes Estate prepared by J. C. Hill, LS, on December 11, 1961, and having according thereto the following courses and distances, to wit:

BEGINNING at an iron pin on the Northern side of West Parker Road, and running thence along the line of Fannie H. Horton Property N. 50-35 E. 1,720 feet to an iron pin on Cedar Lane Road; thence along the Southern side of Cedar Lane Road N. 43-35 W. 345.6 feet to an iron pin; thence along the line of Rich Property S. 50-50 W. 874.6 feet to an iron pin; thence along the line of Castelloe Property S. 50-20 W. 947.9 feet to an iron pin on West Parker Road; thence along the Northern side of West Parker Road S. 61-25 E. 345 feet to the point of beginning.

THIS being a portion of the property conveyed to Ethel Alemana Steadman as life tenant by a certain deed recorded in the RMC Office for Greenville County in Deed Book 690, page 335, and conveyed to Monaghan Baptist Church in Deed Book 929, page 484.

- (3) The Issuer will establish a Building Fund Account in a local bank and the 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.