

This mortgage 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.

This mortgage covers and is intended to cover any and all buildings and improvements now on said premises, together with any and all additions and improvements added and made thereto, or to be added and made thereto.

The funds obtained under and by this mortgage are to be used and expended solely and exclusively for the purpose of making and doing necessary repairs and improvements to, in and about the Church Building on said premises, so as to protect, preserve and improve same, and for no other purpose; and same is to be, and is, for the benefit and advantage of the said Church.

The Trust provisions contained in the deed dated September 9, 1916, recorded in Vol. 40 at page 252, and in the deed dated May 30, 1949, recorded in Vol. 383 at page 131, in R.M.C. office for Greenville County, are hereby expressly waived in favor of the mortgagee herein in the event of default under the terms of this mortgage. This mortgage and the said above waiver are executed pursuant to the Resolution duly and regularly adopted and passed in and by the First Quarterly Conference of said Israel Metropolitan C. M. E. Church, of Greenville, S. C., in meeting assembled on November 30th, 1953, authorizing repairs and improvements to, in and about, within and without, said Church Building. And this mortgage is executed, and is, in accordance with and in conformity to the requirements of said Church and its governing body in all respects.

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

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 **The First National Bank, of Greenville, S.C., as Guardian for Stephen Neal Spratt, Its Successors** <sup>Heirs and Assigns forever.</sup> And **we** do hereby bind ourselves, as Trustees of said **Israel Metropolitan C.M.E. Church, as aforesaid, our Successors** <sup>Heirs, Executors and Administrators</sup> to warrant and forever defend all and singular the said

Premises unto the said **The First National Bank, of Greenville, S.C., as Guardian for Stephen Neal Spratt, Its Successors** <sup>Heirs and Assigns, from and against ourselves, as Trustees of said Israel Metropolitan C.M.E. Church, as aforesaid, and our Successors,</sup> <sup>Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.</sup>