

any time the provisions of this paragraph are in any respect violated, the Trustee shall have the rights as they would have in the event of a default, as set forth above, and they shall have the further rights to pay the premiums of insurance and reimburse themselves for said premiums and interest as if said premiums and interest were part of the mortgage debt.

6. That in the event any action is instituted by the Trustee for the collection of the debt secured hereby under the provisions hereof, or as provided herein, the Trustee shall recover from the Mortgagor all costs of said action, including a reasonable fee for Trustee's attorneys.

7. That if the said Mortgagor, its successors or assigns shall well and truly pay, or cause to be paid, the several bonds hereinabove described, according to the tenor and effect of the said bonds and of each and every one of them and fully perform all the covenants of this mortgage, then in such case, the rights, title, interest and demands of said Trustee, their successors in said trust and assigns, shall immediately thereupon cease, and this mortgage shall be thence forth null void.

8. It is covenanted and agreed that the Mortgagor may issue additional bonds of equal priority to those herein secured, provided said bonds are issued in accordance with Section I and Section IX of the Trust Indenture of even date.

9. That the Mortgagor reserves the right at anytime prior to maturity of redeeming the said bonds in accordance with the procedure outlined in Section X of the said Trust Indenture.

IN WITNESS WHEREOF, BEREA FIRST BAPTIST CHURCH,
Greenville, South Carolina, has caused this instrument to be
executed by its Trustees thereto duly authorized by appropriate resolution of the congregation, this the 4th day of October, 1974.



In the presence of:
R. L. Horton
R. L. Horton
H. H. Hall
H. H. Hall

BEREA FIRST BAPTIST CHURCH
Greenville, South Carolina
J. W. Blakely
J. W. Blakely, Trustee
John H. Epps
John H. Epps, Trustee
Bobby Gene Jones
Bobby Gene Jones, Trustee

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