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together with accrued interest thereon, the form of the policy and the underwriting company to be approved by Southern Bank and Trust Company, as Trustee herein; and the Mortgagor shall deliver the policy to said Bank, as Trustee, with evidence that the premium therefor has been fully paid, and the said policy shall have affixed to it a standard mortgage clause showing the interest of said Bank, as Trustee, in the mortgaged premises. If at any time the provisions of this paragraph are in any respect violated, said Bank, as Trustee, shall have the rights as it would have in the event of a default, as set forth above, and it shall have the further right to pay the premiums of insurance and reimburse itself for said premiums and interest as if said premiums and interest were part of the mortgage debt.

(6) In the event any action is instituted by said Bank, as Trustee, for the collection of the debt secured hereby under the provisions hereof, or as provided herein, said Bank, as Trustee, shall recover from the Mortgagor all costs of said action, including a reasonable fee for its attorney.

(7) If the said Mortgagor, its successors and 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 Bank, as Trustee, its successors in said trust and its assigns, shall immediately thereupon cease and this mortgage shall be thenceforth null and 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 IX and Section XI of the Trust Indenture of even date.

(9) The Mortgagor reserves the right at any time prior to maturity to redeem the said bonds in accordance with the procedure outlined in Section X of the said Trust Indenture.

IN WITNESS WHEREOF, NORTHEAST CHURCH OF CHRIST, INC., GREENVILLE, SOUTH CAROLINA, has caused this instrument to be executed by its Trustees