

the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

The Mortgagor further covenants and agrees as follows:

(1) The purpose of this bond issue is exclusively for the construction of a sanctuary and improvements to the present facilities owned by Mortgagor. All funds from the bond issue will be used for the purpose do designated and shall be deposited in a building fund bank account for disbursement only for the construction of the improvements herein mentioned in accordance with architectural approval. The bonds are to be offered, sold and transferred only to members of Fountain Inn First Baptist Church as per the church resolution.

(2) So long as any portion of this bond issue is outstanding and unpaid, the Mortgagor shall not be entitled to make or acquire any additional loans that would in any manner be superior to this bond issue and this first mortgage on all real estate of the Mortgagor. The Mortgagor is not prohibited from obtaining loans or advances in the future if, as and when needs may arise, but such loans or advances should be junior in rank