

deed of this date, same to be recorded in said R.M.C. office along with this mortgage.

This mortgage is given to obtain funds with which to pay a part of the purchase price for said property, and is a purchase money mortgage.

This 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.

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

This mortgage and the Note which it secures, are executed in accordance with, by virtue and in pursuance of authority and direction given unanimously in a resolution adopted by the members of Unity Baptist Church, of Travelers Rest, S. C., in conference assembled on August 26, 1956, to Joe Murphy, James Wilson and Paul Jewell, as Deacons duly elected and qualified, of said Unity Baptist Church; and is intended to be, and is, in accord with all the rules, regulations and otherwise, of said Church.

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 ATLANTIC AND GULF STATES INSURANCE COMPANY, INCORPORATED, of Easley, S. C., Its Successors ~~Heirs~~ and Assigns forever. And we do hereby bind ourselves as the duly elected and qualified Deacons of Unity Baptist Church of Travelers Rest, S.C. our Successors ~~Heirs~~, Executors and Administrators to warrant and forever defend all and singular

the said Premises unto the said ATLANTIC AND GULF STATES INSURANCE COMPANY, INCORPORATED, of Easley, S.C., Its Successors ~~Heirs~~ and Assigns, from and against ourselves, as Deacons of Unity Baptist Church, of Travelers Rest, S.C., as aforesaid, our Successors ~~Heirs~~, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

as aforesaid  
And the said mortgagor / agree s to insure the house and buildings on said lot in a sum not less than Two Thousand (\$2,000.00) - - - - - Dollars in a company or companies satisfactory to the mortgagee , and to keep the same insured from loss or damage by fire, and assign the policy of insurance to the said mortgagee ; and that in the event that the mortgagor shall at any time fail to do so, then the said mortgagee may cause the same to be insured in mortgagor's name and reimburse Itself for the premium and expense of such insurance under this mortgage, with interest.