

by deed dated Sept. 12, 1956, recorded in Vol. 561 at page 208 in said R.M.C. office. The mortgagors named herein, as duly elected and qualified Deacons, Trustees, of Second Baptist Church, of Travelers Rest, S.C., are the Successors to said Unity Baptist Church, of Travelers Rest, S.C.

This mortgage is given to obtain funds with which to build and make certain necessary improvements to, on, in and about said property, and the said funds are to be used for said purpose and for no other. And this mortgage is intended to, and does, cover any and all buildings and improvements now on said described property and, also, any and all such additional buildings and improvements that may be made thereon and thereon.

This is a second mortgage over the above described property, being second and junior to a first mortgage over same executed by the duly elected and qualified Deacons, Trustees, of Second Baptist Church, of Travelers Rest, S. C., to Atlantic and Gulf States Ins. Co., Inc., in September, 1960, for the original sum of \$10,880.00, same recorded in Volume of Mortgages 836 at page 291, in said R. M. C. office. But 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, as aforesaid, to pay any installment of taxes, 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 interest at the same rate.

This mortgage and the Note which it secures, are executed in accordance with, by virtue of, and in pursuance of authority and direction given unanimously in a Resolution adopted by the members of the Second Baptist Church, formerly Unity Baptist Church, of Travelers Rest, S. C., in conference assembled on February 11, 1962, to Roy Davis, Dewitt Wilson, Lee Sizemore, Joseph Murphree, Robert Richardson and E. J. Stone, as the duly elected and qualified Deacons, Trustees, of the Second Baptist Church, formerly Unity Baptist Church, of Travelers Rest, S. C., and is intended to be, and is, in accordance with all the rules, regulations and otherwise, of said named 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 Roper Motor Company, a Corporation, of Easley, S. C., Its Successors ~~Heirs and Assigns~~ forever. And we do hereby bind ourselves, as Deacons, Trustees, of Second 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 Roper Motor Company, a Corporation, of Easley, S.C., as aforesaid,

Its Successors ~~Heirs Executors Administrators~~ and Assigns, from and against ourselves/our Successors, ~~Heirs Executors Administrators~~ and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

And the said mortgagor agree to insure the house and buildings on said lot in a sum not less than Three Thousand (\$3,000.00) - - - - - 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

Its own name and reimburse Itself for the premium and expense of such insurance under this mortgage, with interest.