

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 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 the Trustee's attorney.

(7) 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, 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, METROPOLITAN BAPTIST CHURCH OF GREENVILLE, Greenville, S. C., has caused this instrument to be executed by its President and Secretary thereto duly authorized by appropriate resolution of the congregation, this the 5/58 day of July, 1978.

IN THE PRESENCE OF:

[Signature]
Olivia B. Norris

METROPOLITAN BAPTIST CHURCH OF GREENVILLE

By: Jay D. Henderson
President

By: Donald J. Wadsworth
Secretary

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