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

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

The Mortgagor covenants and agrees as follows:

- That he will promptly pay the principal of and interest on the indebtedness evidenced by the said note, at the times and in the manner therein provided.
- 2. That this mortgage shall secure the Mortgagee for such further sums as may be advanced hereafter, at the option of the Mortgagee for the payment of taxes insurance premiums, public assessments, repairs or other purposes pursuant to the covenants herein, and also any further loans advances, readvances or credits that may be made hereafter to the Mortgager by the Mortgager and for any other or further obligation or indebtedness due to the Mortgagee by the Mortgager at any time hereafter, and that all sums so advanced shall bear interest at the same rate as the Mortgage delta and shall be pay the indicated of the Mortgagee, unless otherwise provided in writing
- If that he will keep the improvements now existing or however exceeded on the mortgaged property insured is may be required from time to time by the Mintgager against to be fitte and other hazards, in such amounts is may be required by the Mortgager and it is upanical acceptable to it, and that he does hereby assign to the Mortgager all on hipotoces and that all such policies at the low y the reof shall be held by the Mortgagee and have attached thereto have problemly use to fine for this captable to the Mortgagee.
- 4. That he will keep a larger conservation we extract a larger tree erected upon the mortgaged property in about report and a first a construction until completion without intermediate and the construction and should be a larger to the first and the first and the construction until completion without intermediate and the construction of the con

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tal and interest payable under the teach month, until the indebtedves, public assessments and insurtization to pay all taxes, insurance

The property of the residue of the rents, after the rents, afte

payable forthwith if the Mortced in any other person in any ten boar if the Mortgagor titteen (15) days without the

The matriment that if the Mortzan to the matriment that if the Mortzan to have the force and virtue. If there is a district that the matrix of the matrix of

10. The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective hours, executors, administrators, successors, and assigns of the parties hereto. Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

| and the partie the partie the | 11th    | June                           |   |
|-------------------------------|---------|--------------------------------|---|
| WITNESS my hand and seal this | _day of | ROCK HILL BAPTIST CHIRCH NO. 1 |   |
| Signed, sealed, and delivered | •       | By: I Todal (SEAL)             | ١ |
| in the presence of:           |         | Miller Croud (SEA)             |   |
| alforms Todal                 |         | Mers Les Koan (SEAL            |   |

GEAL)

Seor Lea Teappe (SEAL)

Column of Holm (SEAL)

(SEAL)

(SEAL)

As Trustees