

TO HAVE AND TO HOLD the above granted and described premises, with the appurtenances, unto the parties of the third part, their successors and assigns, to their own proper use, benefit and behoof, forever. Provided Always, and these presents are upon this express condition, that if the parties of the first and second parts, their successors or assigns, shall well and truly keep, perform and fulfill each of the covenants and obligations herein-above contained, and shall, in the case herein-above provided, well and truly refund unto the said parties of the third part the said amount, with interest thereon, as aforesaid, then these presents and the estate hereby granted shall cease, determine and be void. And the parties of the first and second parts, for themselves, their successors and assigns, do severally covenant and agree to and with the said parties of the third part, that, in case the said parties of the first part or their successors, shall cease to conform to the doctrines and practices of Baptist Churches in union with the denomination, or the corporate existence of the said parties of the first part shall cease; or in case they shall fail to keep their house of worship insured against loss by fire; or in case their house of worship or said mortgaged premises be alienated or be abandoned as a place of worship by the parties of the first part; that then, in each and every such case, it shall be lawful for the parties of the third part, their successors or assigns, to enter into and upon all and singular the premises hereby granted, or intended so to be, and to sell and dispose of the same and all benefit and equity of redemption of the parties of the first and second parts, their successors and assigns, therein, by public auction, according to the Act in such cases made and provided, and as the attorney of the parties of the first and second parts for that purpose by these presents duly authorized, constituted and appointed, to make and deliver to the purchaser or purchasers thereof, a good and sufficient deed or deeds of conveyance in the law for the same, in fee-simple, and out of the money arising from such sale to retain the said amount herein first above mentioned, and interest thereon as herein above provided, together with the costs and charges of advertisement and sale of the said premises, rendering the overplus of the purchase money (if any there shall be) unto the parties of the first part, their successors and assigns; which sale so to be made, shall forever be a perpetual bar, both in law and equity, against the parties of the first and second parts, their successors and assigns, and all other persons claiming or to claim the premises, or any part thereof, by, from or under them, or either of them; or to make said sale and conveyance in any way authorized by law, and to take each and every proceeding by foreclosure or otherwise to recover, realize and collect the money secured hereby, in any court having jurisdiction.

IF, HOWEVER, the parties of the first and second parts shall hereafter purchase or build another and better house of worship, and shall secure to the parties of the third part the sum herein granted by a first mortgage thereon, satisfactory to the parties of the third part; then upon the due execution and delivery of such mortgage, the parties of the third part shall, at the proper charges and expense of the parties of the first part, satisfy and discharge this mortgage.

The parties hereto further agree that if default shall be made in the payment of any tax or assessment or other public charges on the premises hereby granted, that then and from thence forth, it shall be lawful for the said party of the third part, its successors and assigns to enter into and upon all and singular the premises hereby granted or intended to so be, and to sell and dispose of the same and all benefit and equity of redemption of said parties of the first and second parts, their successors or assigns therein, by public auction according to the Act made and provided, and said third party shall have the right to pay said taxes, and the same with interest shall become a lien by virtue of this mortgage on real estate herein described.