

insurance and other purposes concerning said premises under any of the provisions of this deed with twelve percent interest thereon as herein provided; and the said indebtedness with interest ^{and} costs, the remainder, if any, to be paid over to said party of the first part or their legal representatives. It is hereby agreed that if the said party of the second part or his successors in trust shall at any time advance money for insurance on said premises or to pay taxes levied thereon or to redeem the same from any sale for taxes or to protect their title thereto in any manner whatever or in case of any suit or proceeding at law or in equity wherein said party of the second part or his successors in trust shall be made a party by reason of trusteeship under this deed they shall be allowed and paid by said party of the first part all such advancements with twelve percent interest thereon from the date of advancement and their reasonable costs, charges, attorneys' ^{and} solicitors fees in such suit or proceeding and until so paid such advancements costs charges and fees shall be a lien upon said premises and be paid out of the proceeds of the sale thereof and payment of the same may be enforced by foreclosure of this deed in the same manner as heretofore provided for advancements made by the party of the third part.

And the said party of the first part hereby agree to procure and maintain policies of insurance on the buildings on said premises in the sum of Dollars in such companies as the said party of the second part or his successors in trust shall elect, such policies of insurance to be made payable in case of loss to said party of the second part or to his successors in trust and held by them as collateral ^{and additional} security for the payment of any or all of the above mentioned debts.

And in case of the death, absence, inability or refusal to act of the said party of the second part or any of his successors in trust then and in that case, any Attorney of record residing within the State of Texas whom the said party of the third part or the legal holder of said note may in writing appoint, shall be and he is hereby made successor in trust to the trustees hereinbefore named with like powers and authority. All appointment and stay laws are hereby expressly waived,