

and to have and receive all the rents issues and profits thereof and have full power to control the same and especially to prevent all waste of whatever nature by any person whatsoever upon all or any part of said premises and upon application of the said party of the third part or the legal holder of said promissory note shall proceed at once to foreclose this deed in his own name or otherwise by suit in any court of competent jurisdiction and to obtain a decree for the sale and conveyance of said premises and the implements thereon by said party of the second part or his successors in trust as such trustee or as special commissioner under any order of the court and out of the proceeds of said sale to pay; first all costs of said suit including such commission on said sale as are allowed sheriffs by law, second all costs expenses and charges of executing this trust and as sum equal to ten per cent. of the amount due on said indebtedness at the date of decree as attorneys fees for foreclosing this deed; and all sums due said party of the second part or his successors in trust and the said party of the third part or the legal holder of said note for moneys advanced for payment of taxes insurance and other purposes concerning said premises under any of the provisions of this deed with twelve per cent interest thereon as herein provided and third 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 thereof 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 per cent interest thereon from the date of advancements 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 immediately procure and to maintain without lapse policies of insurance on the buildings on said premises in the sum of Fifteen Thousand Dollars in such companies as the said party of the second part or his successors in trust shall elect such policies to be made payable