

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, attorney's and solicitor's 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 hereinbefore 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 Five Hundred 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, in case of loss, to said party of the second part, or his successors in trust, and to be delivered to, and maintained in their hands, without lapse, and held by them as collateral and additional security for the payment of any or all of the above mentioned sums. Should said party of the first part fail to so procure and maintain in their hands, without lapse, such policies as above agreed, then said party of the second part, or his successors in trust, or the legal owner of the note secured hereby, may procure and maintain the same and all charges therefor and costs thereof shall be a lien upon said premises, and collected as above provided.

And, in case of the death, absence, inability, or refusal