

are not kept in as good repair as they are now, or if waste is committed on said premises, then this conveyance shall become absolute and the whole sum remaining unpaid, and all of the obligations provided for in said written obligation, for the security of which this indenture is given, shall immediately mature and become due and payable at the option of the holder hereof, without notice, and it shall be lawful for the said Third Party to take possession of the said premises and all the improvements thereon in the manner provided by law and to have a receiver appointed to collect the rents and benefits accruing therefrom; and to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all moneys arising from such sale to retain the amount then unpaid of principal and interest, together with the costs and charges incident thereto, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to First Parties to apply on any indebtedness payable to them by Second Parties, and if there then remains any overplus, such shall be paid to Second Parties.

It is agreed by the parties hereto that the terms and provisions of this indenture and each and every obligation therein contained, and all benefits accruing therefrom, shall extend and inure to, and be obligatory upon the heirs, executors, administrators, personal representative, assigns and successors of the respective parties hereto.

IN WITNESS WHEREOF, the First Parties and Second Parties have hereunto set their hands and seals the day and year last above written.

Paula Rose Charlton  
Paula Rose Charlton

Robert Sansom Charlton  
Robert Sansom Charlton

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