

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 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 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 One 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 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 owners 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 or 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 Kansas 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 appraisement and stay laws are hereby expressly waived

And the said party of the first part for themselves and their heirs executors and administrators covenant to and with the said party of the second part and his successors in trust forever and to and with any persons or persons who may purchase said premises at any sale made under foreclosure of this Trust Deed that the said party of the first part are lawfully seized in fee of the premises hereby conveyed and have good right to sell and convey the same as aforesaid that the said premises