

Until default hereunder, said Association shall be permitted to alter, improve, or add to any building or buildings, or other structures upon or under the surface of of the lands conveyed, if such alterations, additions or improvements will in the opinion of said Association enable it to use its property to better advantage. Said Association covenants in every case of such alterations, improvements or additions to promptly and within a reasonable time restore such property or substitute other property, and covenants to keep its entire property hereby conveyed up to as high value for every practicable purpose, in every respect as before such alterations, addition or improvement.

If the trustee, as it is authorized in its discretion to do, advances or expends money either for premiums for insurance or to save any property hereby conveyed from sale or forfeiture for taxes or assessments, or to redeem the same from such sale, or to purchase any tax title or claim thereon, or to remove any mechanic's lien or other lien or incumbrance thereon, having priority over this indenture, or in defending any suit in relation thereto, or in any manner protecting the title or estate hereby conveyed or intended to be conveyed, all money so advanced or expended shall be a charge secured by this indenture, in the same manner as said bonds and coupons, and shall be repaid with interest at eight per cent per annum by said Association on demand, but nothing herein contained shall be construed as requiring the trustee to effect such insurance, or to advance or expend money for taxes or assessments, or for other purposes aforesaid.

Said Association covenants faithfully to pay the principal sums due on said bonds and coupons when the same shall become payable, according to the tenor thereof, as in this indenture is heretofore particularly provided and mentioned, on presentation and surrender of said coupons and bonds respectively; and covenants well and truly to perform according to the true intent and meaning thereof, all other covenants by it in this indenture made or stipulated herein on its part to be kept and performed.

If default be made by said association in any manner hereunder and continue for sixty days after written notice by the holder of any bonds hereby secured, addressed to said Association and left at its house or home to be erected on the property herein described, and a similar notice addressed to and left at the office of the trustee, specifying the default complained of, and demand that said Association perform its covenants herein or stipulations on its part in default, then the trustee in its discretion may, and upon request in writing of the holders of not less than one-fourth in the amount of bonds then outstanding, must declare the principal of said bonds then outstanding at once due and payable, together with all accrued and unpaid interest thereon, and the same shall at once become due and payable, although the period of time limited in said bonds may not then have expired.

If any default be made by said association and continue for sixty (60) days after notice and demand mentioned in Article 12, and if such default be not waived as hereinafter provided, or in case of default in the payment of the principal of any of said bonds at maturity, then the trustee may proceed in any court having jurisdiction against said Association to obtain a decree for the foreclosure, sale and conveyance of the property hereby mortgaged, either in one lot and as an entirety, or in such parts and parcels as the court may order and direct; and the trustee may institute and carry out any other proceedings authorized by law for the enforcement of said bonds and coupons.

Out of the proceeds of any foreclosure sale or other proceedings, the trustee may pay the costs of suit suits, or cost of advertising, sale or conveyance including reasonable sums for abstracts, attorneys' and solicitors' fees incurred in the enforcement thereof, and all other expenses and charges of this trust, together with the reasonable compensation to the trustee; also all moneys advanced as herein authorized with interest, (all of said fees to be fixed by the Court and charged as costs of the suit, if the lien hereof is enforced in court, otherwise to be fixed by the trustee), and then pay the principal of any bonds then outstanding, whether due and payable by the terms thereof, or under any provisions herein with interest thereon at the time of such sale; said bonds and interest coupons to be paid in full if said purchase money be sufficient. And if not sufficient, then said trustee shall first pay all interest delinquent on said bonds which is evidenced by interest coupons (Subject to the provisions of Article 11 hereof) with interest on over-due installments of interest, then pay pro rata all principal on all the outstanding bonds without any preference or priority; and if there shall remain any surplus after payment first, of all interest coupons and, second, principal on then outstanding bonds, such surplus shall be paid to said Association upon request. It shall not be obligatory upon the purchaser or purchasers at any sale so made to see to the application of the purchase money. The trustee or court in which foreclosure proceedings may be had, may from time to time adjourn any foreclosure sale to be made under this indenture, by announcement at the time and place appointed for such sale or sales, and thereafter, without further notice of publication such sale may be made at the time and place unto which the same may be so adjourned. The trustee herein is hereby appointed the true and lawful attorney-in-fact of said Association, and by way of a power coupled with an interest in the name and stead of said Association to make all proper and necessary deeds, conveyances and assignments of property thus sold under and by virtue of said foreclosure or other proceedings, and said Association does hereby ratify and confirm all that its said attorney may lawfully do by virtue hereof. At any sale made pursuant to the powers herein granted or by judicial authority, any holder of bonds may bid for and purchase property sold hereunder, and in the event of purchase by him, shall be allowed credit, as so much cash paid, for so much of the purchase money as shall be a proper share of dividend to which the bonds and coupons held by him shall be entitled from the purchase price. Under any foreclosure sale being made of the mortgaged premises under this indenture, the principal of all bonds hereby secured then outstanding, if not already due and payable, shall at once become due and payable, whether or not notice has been given declaring the principal due by reason of any default, anything in said bonds or herein contained to the contrary notwithstanding.