

the holder or holders of said notes may from time to time direct for such sum or sums as such company or companies will insure for not to exceed the amount of said indebtedness except at the option of said party of the first part and will assigns with proper consent of the insurers the policy or policies of insurance to said party of the second part as further security for the indebtedness aforesaid. And in case of the refusal or neglect of said party of the first part or either of them thus to insure or assigns the policies of insurance or to pay such taxes or assessments said party of the second part or his successors in trust or the holder of said notes or either of them may procure such insurance or pay such taxes or assessments and all moneys thus paid with interest thereon at ten per cent per annum shall become so much additional indebtedness secured by this deed of trust and to be paid out of the proceeds of the lands and premises aforesaid if not otherwise paid by said party of the first part and the said premises in the quiet and peaceable possession of the party of the second part or his successors in trust against all and every other person lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will warrant and forever defend.

And it is stipulated and agreed That in case of default in any of said payments of principal or interest according to the tenor and effect of said promissory notes aforesaid or either of them or any part thereof or of a breach of any of the covenants or agreements herein by the party of the first part her executors administrators or assigns then and in that case the whole of said principal sum hereby secured and the interest thereon to the time of sale may at once at the option of the legal thereof become due and payable and the said premises be sold in the manner and with the same effect as if the said indebtedness had matured.

And it is further agreed and especially understood that in case of the death resignation removal or absence from the County of Douglas or refusal or failure or inability of said party of the second part to act then D. H. Higgins shall be and hereby is appointed and made successor in trust of the said party of the second part and in such event the said lands and premises shall become vested in such new Trustee and all the power and authority by this indenture granted to the said party of the second part shall accrue to and be exercised by the said