

And it is further agreed that in the event there is default in any payment or charge provided in any prior recorded Trust or Trusts or prior liens of any kind including taxes and assessments on the premises herein described, it shall operate and cause all principal and interest of the note still unpaid, hereby secured, to immediately mature and become due and payable and the Trustee herein shall have the power to sell and convey the premises as in the case of default; or the said party secured hereby, may, at his option, make payment or pay such charge, and such payment shall be deemed to be secured by this Trust, and the failure by the party of the first part herein to immediately reimburse said party making said payment or paying said charge, shall operate and cause all principal and interest of the note still unpaid, hereby secured, to mature and become due and payable, and the Trustee herein shall have the power to sell and convey the premises as in the case of default, and that if any building or buildings on the premises shall be removed or demolished, then the entire amount remaining unpaid shall become due and payable forthwith and sale may be made as in case of any default.

And Upon This Further Trust, upon any default or failure being made in the payment of the said note or of any instalment of principal or interest thereon, when and as the same shall become due and payable, or upon default being made in the payment, after demand therefor, of any money advanced as herein provided for, or of any proper cost, charge, commission, or expense in and about the same, then and at any time thereafter the said party of the second part or the trustee acting in the execution of this trust shall have the power and it shall be their duty thereafter to sell, and in case of any default of any purchaser to resell the said described land and premises at public auction, upon such terms and conditions, in such parcels, at such time and place, and after such previous public advertisement as the party of the second part or the trustee acting in the execution of this trust shall deem advantageous and proper; and to convey the same in fee simple, upon compliance with the terms of sale, to, and at the cost of, the purchaser thereof, who shall not be required to see to the application of the purchase money; and of the proceeds of said sale: FIRSTLY, to pay all proper costs, charges and expenses, including all fees and costs herein provided for, and all moneys advanced for taxes, insurance, and assessments, with interest thereon as provided herein, and all taxes, general and special, due upon said land and premises at time of sale, and to retain as compensation a commission of Five (5) per centum on the amount of said sale; SECONDLY, to pay whatever may remain unpaid of said note(s) whether the same shall be due or not, and the interest thereon to date of payment, it being agreed that said note(s) shall, upon such sale being made before the maturity of said note(s), be and become immediately due and payable at the election of the holder thereof; and, to pay the remainder of said proceeds, if any there be, to said party of the first part upon the delivery and surrender to the purchaser, his heirs or assigns, of possession of the premises so as aforesaid sold and conveyed, less the expense, if any, of obtaining possession.

And the said party of the first part does hereby agree at his own cost, during all the time wherein any part of the matter hereby secured shall be unsettled or unpaid to keep the said improvements insured against loss by fire and other hazards in the full sum of the aggregate unpaid indebtedness secured hereby, in the name and to the satisfaction of the party of the second part, or substituted trustee, in such insurance company or companies as the said party of the second part may select, who shall apply whatever may be received therefrom to the payment of the matter hereby secured, whether due or not, unless the party entitled to receive shall waive the right to have the same so applied; and also to pay all taxes and assessments, both general and special, that may be assessed against, or become due on said land and premises during the continuance of this trust and that upon any neglect or default to so insure, or to pay taxes and assessments, any party hereby secured may have said improvements insured and pay said taxes and assessments, and the expense thereof shall be a charge hereby secured and bear interest at the rate of six per centum per annum from the time of such payment.

And it is further agreed that if the said property shall be advertised for sale, as herein provided, and not sold, the trustee or trustees acting shall be entitled to one-half the commission above provided, to be computed on the amount of the debt hereby secured.

And the said party of the first part covenants that he will warrant specially the land and premises hereby conveyed, and that he will execute such further assurances of said land as may be requisite or necessary.

The covenants herein contained shall bind, and the benefits and advantages shall inure to, the respective heirs, administrators, executors, successors and assigns of the parties hereto. Whenever used the singular numbers shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In Testimony Whereof the said Tuscarora, Incorporated has had its corporate seal hereto attached, and caused these presents to be signed with its corporate name by Donald H. Abrams its PRESIDENT, attested by Dayton R. Stemple its SECRETARY, and has appointed Donald H. Abrams to be its attorney, the same to acknowledge and deliver according to law, the day and year first hereinbefore written.

Tuscarora, Incorporated  
By Donald H. Abrams [SEAL]  
Attest Dayton R. Stemple [SEAL]  
Dayton R. Stemple