

agreed that said note shall, upon such sale being made before the maturity of said note, be and become immediately due and payable at the election of the holder thereof, and the surplus, if any, shall be paid to the said parties of the first part, their heirs and assigns.

THAT if default shall occur in the performance of any of the things herein covenanted to be done and performed by the parties of the first part, and the property herein conveyed shall be advertised for sale under the power of the sale herein contained, then and if from any cause said sale shall not be made as provided in said advertisement of sale, in that event the costs and expenses of sale which have accrued up to the time of the discontinuance of said sale, including Counsel fees and one-half commissions upon the amount of the debt and interest remaining unpaid, in this Deed of Trust mentioned, shall be treated and construed as a part of the debt herein secured, and the said parties of the first part covenant and agree that they will pay the same.

And the said Paul O. Jones and Grace V. Jones, his wife, in order more fully to protect the security of this Deed of Trust, covenant and agree as follows:

1. That they will pay the indebtedness as hereinbefore provided;

2. That they will pay all taxes, assessments, public dues and charges of every kind, levied, assessed or incurred, or to be incurred, together with fire insurance premiums herein required to be paid on the property hereby conveyed.

3. That they will keep the improvements now existing or hereafter erected on the said premises insured for a sum not less than Twelve Thousand Dollars (\$12,000.00) in some safe and reliable fire insurance company, and will pay promptly, when due, any premiums on such insurance, and cause the same to be made payable to the holder of the note hereby secured, and if