

which said described real property does, its appurtenances and all other rights thereon thereof and all fixtures now or hereafter attached thereto.

FOR THE PURPOSE OF SECURING sum of \$ 12,500.00 with interest thereon Beneficiary or order and made by Grantor, the final payment of principal and interest.

To Protect the Security of this Trust Deed

1. To protect, preserve and maintain said condition and repair; not to remove or demolish property;

2. To complete or restore promptly and workmanlike manner any building or improvement constructed, damaged or destroyed thereon, and costs incurred therefor.

3. To comply with all laws, ordinances, regulations, conditions and restrictions affecting said premises;

4. To keep the buildings now or hereafter insured against loss by fire and against loss by such as the Beneficiary may from time to time require not less than the lesser of the indebtedness hereby insurable value of said buildings; that such policies by companies satisfactory to the Beneficiary and such provisions and shall bear such endorsements may require and be payable to Beneficiary; that shall be delivered to and retained by the Beneficiary five days prior to the expiration thereof; renewal policies shall be delivered to Beneficiary; that the such insurance shall be applied as Beneficiary shall payment of any indebtedness thereby secured or the lion of any of the property or by release to Grantor in application or release shall not cure or waive default; notice; that the Beneficiary is authorized in the event default hereunder or invalidate any act done pursuant to compromise and settle with any insurance company, endorse, negotiate and present for and in the name of Beneficiary any check or draft issued in settlement of any such receive and to apply the proceeds thereof as herein provided.

5. To keep said premises free from mechanics' liens, pay all taxes, assessments and other charges that may be assessed upon or against said property before any such taxes, assessments and other charges become due; delinquent and promptly deliver receipts therefor to Beneficiary should the Grantor fail to make payment of any assessments, insurance premiums, liens or other charges by Grantor, either by direct payment or by providing Beneficiary with funds with which to make such payment; Beneficiary at its option, make payment thereof, and the amount paid with interest at the rate of eight per cent per annum; with the obligations described in paragraphs 7 and 8 of this deed, shall be added to and become a part of the debt secured by this trust deed, without waiver of any right accruing to or any of the covenants hereof and for such payment as the Beneficiary shall be bound to make; Beneficiary as aforesaid, the property hereinbefore described, as the Grantor, shall be bound to the same extent that they shall payments shall be immediately due and payable with notice, and the non-payment thereof shall at the option of Beneficiary, render all sums secured by this trust deed immediately due and payable and constitute a breach of this trust deed.

6. To pay to Beneficiary, at the time of payment of each installment of the indebtedness hereby secured, such amount of money as the Beneficiary shall estimate to be sufficient to pay the amount of (a) the taxes, assessments, and other charges