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For the purpose of securin	ng: (1) Payment of the indebtections in the principal control payment of the indeptection of the indeptect
not paid earlier, due and pays	able on 7/10/15 ; and any extensions thereof;
(2) performance of each agre the terms hereof, together wit	eement of grantor herein contained; (3) payment of all sums expended or advanced by beneficiary under or pursuant to th interest at the note rate thereon.
To keep said property is and workmanlike manner and and materials turnished there.	this trust deed, grantor agrees: in good condition and repair, not to remove or demolish any building thereon; to complete or restore promptly and in good building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed the comply with all laws affecting said property or requiring any attentions or improvements to be made thereon; not to comply with all laws affecting said property in violation of law; and do all other acts which from the laws affecting any act upon said property in violation of law; and do all other acts which from the
2. To provide, maintain another flazards and perils in the insurance policies and renew confers full power on Benebecoming payable thereunders. Any application of such as a payable thereunders.	with may be reasonably necessary; the specific enumerations herein not excluding the general. Addition the improvements now existing or hereinafter erected on the premises insured against loss or damage by fire an indication of the improvements now existing or hereinafter erected on the premises insured against loss or damage by fire an indication of the improvements of a standard extended coverage endorsement, and such other hazards as Beneficiary may require, and in an insurance company or insurance companies acceptable to Beneficiary. All wals shall designate Beneficiary as mortgage loss payee and shall be in a form acceptable to Beneficiary. Grantor herebificiary to settle and compromise all loss claims on all such policies; to demand, receive, and receipt for all proceed or, and, at Beneficiary's option, to apply same toward either the restoration or repair of the premises or the payment of the proceeds toward payment of the note shall not extend or postpone the due date of monthly installments due under the
To pay all costs, fees connection with or enforcing To appear in and defe pay all costs and expenses	and expenses of this trust including the cost of title search as well as other costs and expenses of the trustee incurred in this obligation, and trustee's and attorney's fees actually incurred as permitted by law. and any action or proceeding purporting to affect the security hereof or the rights or powers of beneficiary or trustee; and to, including costs of evidence of title and attorney's fees in a reasonable sum as permitted by law, in any such action of including costs of evidence of title and attorney's fees in a reasonable sum as permitted by law, in any such action of trustee may appear.
5. To pay at least ten (10	 days prior to delinquency all taxes or assessments affecting the property; to pay when due all encumbrances, charge property or any part thereof that at any time appear to be prior or superior hereto.
If Grantor fails to perfunction insurance, and protonecessary to pay such taxe shall be an additional obligation.	form the covenants and agreements contained in this Trust Deed, including, without limitation, covenants to pay taxe form the covenants and agreements contained in this Trust Deed, including, without limitation, covenants to pay taxe form the covenants and take such action as a property of the covenants and take such action as procure such insurance, or otherwise to protect Beneficiary's interest. Any amount disbursed by Beneficiary hereund the covenant of t
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lesser of the rate stated in t incur any expense or take a it is mutually agreed that: 7. Any award of damage	iny action whatsoever. : is in connection with any condemnation for public use of or injury to said property or any part thersof is hereby assigned at who may apply or release such monies received by it in the same manner and with the same effect as above provided f
lesser of the rate stated in t incur any expense or take a it is mutually agreed that: 7. Any award of damage	iny action whatsoever.

- 8. Upon any default by grantor or if all or any part of the property is sold or transferred by grantor without beneficiary's consent, the beneficiary may at any time, without notice, either in person or by eigent, and without regard to the adequacy of any security for the indebtedness encured, enter upon and take possession of the property or any part of it, and that the entering upon and taking possession of the property shall not cure or waive any default or invalidate any act done pursuant to such notice.
- 9. Upon default by grantor in payment of any indebtedness secured or in his performance of any agreement, the beneficiary may declare all sums secured immediately due and payable. In such event beneficiary at its election may proceed to foreclose this trust deed in equity in the manner provided by law for mortgage foreclosures or direct the trustee to foreclose this trust deed by advertisement and sale. In the latter event the beneficiary or the trustee shall execute and cause to be recorded its written notice of default and its election to sell the said described real property to satisfy the obligations secured hereby and proceed to foreclose this trust deed in a manner provided by law.
- 10. If after default and prior to the time and date set by trustee for the trustee's sale, the grantor or other person pays the entire amount then due under the terms of the trust deed and the obligation secured thereby, the grantor or other person making such payment shall also pay to the beneficiary all the costs and expenses actually incurred in enforcing the terms of the obligations as permitted by law.
- 11. Upon any default by grantor hereunder, grantor shall pay beneficiary for any reasonable attorney fees incurred by beneficiary consequent to grantor's default. Grantor will pay these fees upon demand.
- 12. After a lawful lapse of time following the recordation of the notice of default and the giving of notice of sale the trustee shall sell the property as provided by law at public auction to the highest bidder for cash payable at the time of sale. Trustee shall deliver to the purchaser a deed without express or implied covenants or warranty. Any person excluding the trustee may purchase at the sale.
- 13. When the trustee sells pursuant to the powers provided, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, including the lawful fees of the trustee and the reasonable fees of the trustee's attorney, (2) the obligations secured by this trust deed, (3) to all persons having recorded liens subsequent to the interest of the beneficiary and the trust deed as their interest may appear in the order of their priority, and (4) the surplus, if any, to the grantor or to his successor in interest entitled to such surplus.
- 14. For any reason permitted by law, the beneficiary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed hereunder. Upon such appointment, and without conveyance to the successor trustee, the latter shall be vested with all title, powers and duties conferred upon any trustee herein named or appointed hereunder.

The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has valid, unencumbered title thereto and that he will warrant and forever defend the same against all persons whomsoever.

THIS INSTRUMENT DOES NOT GUARANTEE THAT ANY PARTICULAR USE MAY BE MADE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT. A BUYER SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the note secured hereby, whether or not named as a beneficiary herein. In construing this deed and whenever the context so requires, the masculine gender includes the feminine and the neuter, and the singular number includes the plural.

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