O'Conner & Patrick O'Conner agrees to keep the houses and improvements on the within conveyed land insured against loss or damage by fire for the benefit of said Security Building and Savings association in a policy approved by the Board of Directors thereof with the policy evidencing such insurance in the custody of the Secretary of said Security Building and Savings association, in such amount not exceeding the value of such houses and improvements as said Board of Directors may from time to time require, said Conveyors have further agreed to pay the taxes and all State County and municipal assessments on said land promptly when the same becomes due and payable, so as to keep said land free from incumberances and liens for taxes and assessments as aforesaid. And they desire to secure and make certain the payment by them of said dues, premiums and interest or long as the same are payable as aforesaid, and to secure said Security Building and Savings Association, against loss by reason of the aforementioned advance payment of said two shares of stock; and also to give full assurances of their agreement to keep said houses and improvements insured and the taxes and assessments paid on said land as aforesaid. And in the event of failure of said Ellen & Patrick O'Conner to keep up said policy of insurance and to pay all taxes, and assessments that may be made against or upon said property, the said conveyors hereby authorize and empower the said Security Building and Savings Association to procure said policy and pay such taxes at their cost, and the amount so paid is hereby declared to be a lien secured by this instrument on said property, together with six per centum per annum interest thereon, to be collected and enforced, with the principal and interest secured by this deed as a part thereof. Now therefore, If the said Mrs Ellen O'Conner shall well and truly pay the aforementioned instalments of interest and premiums as the same become due and payable, and the dues on said 2 shares, and keep the said houses and improvements insured and pay the taxes and assessments on said land until said shares of stock are fully paid up, then the foregoing conveyance shall be void and said Truste shall immediately re-convey the within described land and premises to said Conveyors, at their expense, and the said shares of stock, without any further payment thereon, to said association shall cease to exist for any and all purposes.

But if the said Mrs. Ellen O'Conner shall at any time before said shares paid up, fail to pay any instalment of interest or premium at the office of the Treasurer of said Security Building and Savings Association, or shall fail to keep said houses and improvements insured as aforesaid or to pay the dues as the same become payable on said shares of stock, or to pay the taxes and assessments on the said land as the same become due and payable, or shall in any respect fail to strictly observe and conform to all and singular the provisions of the Constitution By-laws and regulations of said Security Building and Savings Association, as now existing or which may be hereafter modified, then the said Mechanics Savings Bank and Trust Company, Truste, or its successor as aforesaid may immediately after having, advertised the time, place and terms of sale for 20 days in some one newspaper published in Tennessee sell the within described land seperately or in 2 tract or lots and premises at public auction to the highest bidder for cash, and appropriate the proceeds of such sale first to the payment of the costs and expenses of executing this trust, including a reasonable Compensation to said Mechanics Savings Bank and Trust Company, Truste, or its successor as aforesaid, for its or his services in the premises, together with a reasonable attorney's fee for his services in the premises, and the fee of an auctioneer, if any should be employed in making the sale, and which the Truste may do if he sees proper; second, to the payment of $400. the full or paid up value of said 2 shares of stock, and all unpaid interest and premium accrued, as hereinbefore provided, and all moneys said Mrs. Ellen O'Conner may then owe said Security Building and savings association on any of the shares of the stock thereof, and to the payment of all taxes and assessments on said land paid by said Security Building and Savings association, or which may then be due and unpaid, and to the payment of any and all premiums which said Security Building and Savings association may have paid, by reason of the failure of said Patrick & Ellen O'Conner to keep said houses and improvements insured, minus the actual value of said two shares at the time of the sale; lastly the residue, if any there be, to the said Conveyors, and in case of a sale, the said Patrick & Ellen O'Conner & the other Conveyors waive and surrender all right and equity of redemption or re-purchase of said land and premises, homestead exemption, and right of