conveyance, just as if such Treasurer was the Trustee named in this deed to whom the within conveyance is made. The said party of the second part may become the purchaser at the sale of said land made by said "Mechanics Savings Bank and Trust Company," as Trustee, or any person acting in its stead as Trustee, as aforesaid, just as if such sales were made by a Trustee who was not Treasurer or a member of said Association. But the foregoing conveyance is made in trust and to and for the following uses and purposes, to-wit: The said Albert Campbell who is a member and shareholder of said "Home Building and Loan Association" has received from it such member, under the charter, constitution, by-laws and regulations of said Association, and subject to any future modification of such constitution bylaws and regulations, an advance payment of three shares of the stock of said "Home Building and Loan Association" owned by said Albert Campbell who is liable to said "Home Building and Loan Association" for three 6/100 dollars payable each and every week, being the assessments or dues and premium on the said shares of stock, and who is also liable to said "Home Building and Loan Association" for interest at the rate of twenty cents per week per share of said stock, which dues, premium and interest are payable in weekly installments on every Saturday in each and every month, to the Treasurer of said Association at its office in Nashville, until said shares of stock attain to full or par value thereof. The said Albert Campbell & wife agree to keep the houses and improvements on the land conveyed hereby insured against loss or damage by fire for the benefit of said "Home Building and Loan 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 Home Building and Loan 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 Albert Campbell & wife have further agreed to pay the taxes and all State, County and Municipal assessments on said land promptly, when the same become due and payable, so as to keep said land free from incumbrances and liens for taxes and assessments as aforesaid. And the said Albert Campbell & wife desire to secure and make certain the payment by him of said dues, premium and interest so long as the same are payable as aforesaid, and to secure said "Home Building and Loan Association" against loss by reason of the aforementioned advance payment of said three shares

of stock; and also to give full assurance 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 their failure to keep such 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 "Home Building and Loan 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 Albert Campbell & wife shall well and truly pay the aforementioned installments of interest and premium as the same become due and payable, and the dues on said three shares, and keep the said houses and improvements insured and pay the taxes and assessments on said land until said shares of stock have been fully paid up, then the foregoing conveyance shall be void and said Trustee shall immediately re-convey the within described land and premises to said Albert Campbell at his 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 Albert Campbell & wife shall at any time before said shares are paid up, fail to pay any installment of interest or premium at the office of the Treasurer of said "Home Building and Loan 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 "Home Building and Loan Association," as now existing or which may be hereafter modified, then the said "Mechanics Savings Bank and Trust Company," Trustee, or its successor as aforesaid, may, immediately after having advertised the time, place and terms of sale for twenty days in some one newspaper published in Nashville, Tennessee, sell the above described land 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," Trustee, or its successor