ment of which note & interest, This conveyance is made. Now, if I, the said Joseph Patterson shall pay the sum aforesaid when due, according to the terms of said note, then this instrument is to be of no further force or effect. But if I fail to pay the said sum of money when due, as aforesaid, according to the terms above expressed, then upon such default this conveyance remains in full force and effect, and the said Trustee, or his successor in trust, is hereby authorized and empowered, upon giving Thirty days' notice, by weekly publications in some newspaper published in Nashville Tennessee, to sell said property at the Court House door in said County to the highest bidder for cash, and free from the equity of redemption, homestead, dower and all other exemptions of every kind, which are hereby expressly waived, and the said Trustee, or his successor in trust, is authorized to make a deed to the purchaser. The creditor may bid at any sale under this conveyance. I agree that the Trustee may, at any time after default in payment of principal or interest as each falls due, respectively, enter and take possession of said property, and shall only account for net rents received by him. And I agree to keep all the buildings on said property insured in some reliable Fire insurance Company or Companies for the sum of $= until the sum herein secured is fully paid, and to have the loss made payable on the Policy to said Trustee, for the benefit of the owners and holders of the debt herein secured. I agree to keep the improvements on said property in good repair and preservation, and to pay all taxes and assessments, and to pay them when due, and in case I fail to do either, then said Trustee, or the creditor herein secured may do either and charge and treat the amount so expended as part of the debt herein secured. In case of sale under this deed of trust, the proceeds will be applied by the Trustee: First- To pay all the costs and charges of executing this trust including attorneys fees and the expense of any litigation which may arise on account of the execution and enforcement of this trust. Second- To pay said debt or any balance thereof then remaining unpaid. Third- The residue to be paid to said Jeptha Patterson or order. And in case of the death, absence, inability or refusal