city of Milwaukee, duplicate receipts of the proper officers for the payment of all taxes levied or assessed on said premises for the preceding year, according to the condition of said bond bearing even date herewith, executed by Sarah E Brewer said part of the first part to the said party of the second part, and shall moreover keep the improvements on said premises in good repair and preservation, and shall pay annually to the proper officer all taxes which shall be assessed on said real estate; and if the said Sarah E Brewer, her heirs, executors, administrators or assigns shall keep such insurance as is above mentioned and keep the policy or policies thereof assigned as aforesaid, then these presents and the said bond or writing obligatory, shall cease and be of no further force or effect; and the said party of the third part, trustee, shall reconvey at her expense by quit claim the said land and premises to the said party of the first part, or to her heirs or assigns. But in case of the non payment of any sum of money (either of principal, interest insurance money or taxes), at the time or times when the same shall become due agreeably to the conditions of these presents, or of the aforesaid bond or any part thereof, or in case of any neglect or refusal to keep the improvements on said premises in good repair and preservation, or to keep said buildings insured, or the policy or policies assigned as aforesaid, then in such case, this conveyance is to remain in full force and effect, and the whole amount of said principal sum shall, at the option of the said party of the second part, its successors representatives or assigns, be deemed to have become due and payable, without any notice whatever (notice of such option being hereby expressly waived); and the same with interest thereon at the rate aforesaid, shall thereupon be collectible in a suit at law or by foreclosure of this trust deed, in the same manner as if the whole of said principal sum had been made payable at the time when any such failure in any payment shall occur as aforesaid; and then the said party of the third part as trustee, or his successor in trust, after giving twenty days notice of the time, place and terms of sale, by weekly publications in some newspaper published in the county of Davidson Tennessee, may expose the said land and premises at the court house door in said county, to public sale, and sell the same to the highest bidder for cash and free from all equity of redemption, homestead, dower and all other exemptions of every kind. The said party of the second part, its successors and assigns may bid at any sale under this conveyance, and the said party of the first part agree that David B Ramsey the trustee, party of the third part hereto, may at any time after default in payment of principal or interest as each or either falls due respectively, enter and take possession of said

land and premises and shall only account for net rents received by him. In case of sale of said land and premises under this deed of trust, the proceeds will be applied by the trustee, First, to the payment of all the necessary expenses, charges and costs of executing this trust and the sale thereunder, including attorney's fees and the expense of any litigation which may arise on account of the execution and enforcement of this trust, Secondly to the payment and satisfaction of all that may remain unpaid on said bond whether due or not due, and any balance of said debt not paid by such sale shall then and thereafter be and remain due and the subject of immediate suit; and Thirdly, pay the residue, if any there be, to the said party of the first part or to her executors, administrators or assigns and on such sale the said trustee or his successor in trust, is authorized to make and execute to the purchaser or purchasers his her or their heirs and assigns forever, good and sufficient deeds of conveyance in the law, of the lands and premises so sold; and the said party of the first part, for herself, her heirs and assigns, in case of a sale under this deed of trust, hereby expressly waives all right of redemption and all homestead and dower right and interest in and to said land and premises under and by virtue of the laws of the State of Tennessee, and all exemptions of every kind; and the parties in interest hereby waive the necessity of said trustee making oath, filing inventory or giving bond and security for the execution of this trust, as required by the laws of Tennessee; and in case of the foreclosure of this deed of trust by proceedings in chancery, the said party of the first part, for herself, her heirs, representatives and assigns, hereby covenants and agrees that she will pay to the said party of the second part, its successors, representatives or assigns, in addition to the taxable costs in the foreclosure suit, reasonable and customary solicitors fees in said suit, the amount of the same to be determined by the court therein, and to be an additional lien and charge upon said land and premises, and the proceeds of the sale thereof. In case of the death, absence, inability or refusal to act of the said trustee, at any time when action under the foregoing powers and trust may be required, the owner of the debt herein secured is hereby authorized to name and appoint a successor to execute this trust, and the title herein conveyed to David B Ramsey shall be vested in said successor, which appointment shall be in writing and shall be duly registered in the Register's office of Davidson County, in said State of Tennessee.

In Witness whereof, the said party of the first part has hereunto set her hand and seal the day and year first above written

Signed sealed and delivered in presence of

H G Moore. Jennie G Chase.

Sarah E Brewer (Seal).