the payment of said note and this instrument is given for the purpose of securing and making certain the payment of said $150.00 and interest thereon, and I, Alabama L. Rountree do hereby bind and pledge my separate estate to better secure the payment of the above described note. Now if we pay said note and interest at the maturity thereof, then this deed of conveyance is to be null and void, but if we fail to pay said note and interest on the day of their respective maturities, according to the terms therein set out, then upon such failure this conveyance remains in full force and effect, and the whole of said sums, or any balance thereof may, at the discretion of the said P. Panagiotopulo or his assigns, be deemed due and payable without notice to the said John A. Rountree & Mrs. Alabama L. Rountree and the said Walter Stokes Trustee, or his successor in trust is hereby authorized and empowered, after giving twenty days notice by weekly publication in some newspaper published in Davidson County, Tennessee to sell said property at the Court House Door in said State and County, to the highest bidder for cash, free from the equity of redemption, homestead, dower and all other exemptions of every kind which are hereby expressly waived; and said Trustee or his successor shall make a deed to the purchaser. The owner of said debt may bid at any sale made under this conveyance. We agree that the said Trustee, or his successor, may, at any time after default in payment of any part of any of said sums aforesaid, as the same falls due, enter and take possession of said property, and shall account only for net rents received by him. It is further agreed that We, the undersigned will keep the buildings now on said land, and any buildings which may hereafter be erected on same insured in some reliable insurance Company or Companies to be approved by the owner of the debt herein secured for not less than the sum of $1000.00 until all sums herein secured are fully paid, and said insurance policy or policies shall be made to have the loss payable to said Trustee, or his successor, for the benefit of the owner and holders of the said debt. It is further agreed that We, the undersigned, shall keep the improvements on said land in good repair and preservation, and pay all taxes and assessments thereon, and pay the same when due; and in case of failure to keep up such insurance as above provided for, or in case of the non payment of any such taxes or assessments when they are due and payable, or in case of failure to keep the improvements on said land in good repair and preservation, then the holder of the debt herein secured may effect insurance

on said buildings to the amount named above, may pay such taxes and assessments, with the accrued interest and all fees and expenses thereon, and may put and keep the said improvements in good repair and preservation, and all amounts so paid shall be added to, and be deemed part and parcel of the moneys herein secured, and from the time of such payment thereof the sums so paid shall bear interest. 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 costs and charges of executing and enforcing this trust, including the Trustees Commission, Attorney's Fees, Court costs, and all other expenses of any litigation which may in any way arise by virtue of the execution and enforcement of this trust; Secondly: To the payment of said sums or any balance remaining unpaid whether due or not due, and also to the payment of any and all amounts which the holder of the debt herein secured has paid out on account of insurance, taxes and assessments, and repairs, together with interest, fees and expenses thereon, as herein before provided for; and Thirdly: To pay the balance if any, to the order of Mrs. Alabama L. Rountree. In case of the death, absence, inability or refusal to act on the part of the said Walter Stokes Trustee, at any time when action under the foregoing trust deed is required, the owner of the debt herein secured is hereby authorized to nominate and appoint a successor to execute this trust, which appointment shall be in writing and duly recorded in the Register's Office of Davidson County, Tennessee, and the powers herein conveyed to Walter Stokes Trustee, shall be vested in said successor. And We, the undersigned, hereby waive the necessity of said Trustee or his successor, making oath, filing inventory or giving bond and security for the execution of this trust. In Witness Whereof We have hereunto affixed our signatures on this the Eleventh day of June 1898. Interlineations made before signing.

John A. Rountree,
Alabama L. Rountree.

State of Tennessee }
County of Davidson } SS. Be it remembered that on this 11th day of June A.D. 1898, before me = A Notary Public duly commissioned and residing in said County personally appeared John A. Rountree and Mrs. Alabama L. Rountree his wife, the bargainors in the foregoing conveyance, with each of whom I am personally acquainted, and acknowledged that they executed the foregoing conveyance for the purposes therein contained and Mrs. Alabama L. Rountree wife of the said John A. Rountree having fre