eighteen, and twenty four months from date. The desire to secure and make certain the payment of said debt and of any and all renewals of notes given therefor. Now therefore we agree and bind ourselves that so long as any part of the debt aforesaid shall remain unpaid we will pay all taxes and assessments against said property promptly when due. Will insure the buildings on said property for not less than $1250.00 against fire and = against storm in some insurance company or companies to be approved by = and to have said policies made payable to J. C. Smyth Trustee as further security for said debt. Will protect the improvements upon said property by proper repairs and maintain them in good repair and condition. Will pay such expenses and fees as may become necessary or be incurred by said J. C. Smyth Trustee in the protection of the property and the maintenance and execution of this trust. Will not do permit or suffer any act or thing whatever whereby the lien of this mortgage might or could be impaired. The trustee may at his discretion advance and pay such sums as may be proper to satisfy taxes maintain insurance and repairs and protect and preserve the property and such amounts so paid shall be held and treated and paid as part of the expenses of administering this trust. If said J. F. and Mary E. Rose shall pay and discharge said obligations and interest and shall pay such sums as shall be necessary to discharge taxes maintain insurance and repairs and the such fee and expenses of making enforcing and executing this trust when they shall be severally due and payable then this conveyance shall become void and the legal title to the said property shall vest in said J. F. and Mary E. Rose. But if we shall fail to pay said debt or any installment of interest thereon or fail to pay any sum necessary to satisfy and discharge taxes or to maintain insurance and repairs or the necessary expense of protecting the property and executing this trust and such default shall continue for 30 days after demand made by the trustee or owners for said amounts or any of them then the debts herein secured shall at the option of the owner thereof become immediately due and payable principal and interest and J. C. Smyth Trustee is hereby authorized and empowered to enter and take possession of said property and before or after entry to advertise the sale of said property for 20 days by weekly notices in some newspaper published in Nashville Tennessee, and sell the same at Public auction at the Court House door for cash to the highest bidder free from the equity of redemption homestead dower and all other exemptions all of which are hereby expressly waived and said J. C. Smyth Trustee shall execute a

conveyance to the purchaser in fee simple and deliver possession to the purchaser and we bind ourselves that we will give possession without obstruction hinderance or delay. The holder of the debt herein secured may bid and become the purchaser at any sale under this conveyance. The proceeds of any sale shall be applied as follows: First to pay the expenses of making maintaining and executing this trust and protecting the property including the expense of any litigation and lawyers fees and the usual commission to the trustee. Second to pay the debts and obligations herein secured or intended so to be. Third to pay the surplus to J. F. and Mary E. Rose or order. Until default shall be made in the payment of any of the sums herein secured or intended so to be or in the performance of the agreements or obligations herein contained J. F. and Mary E. Rose shall retain possession use and enjoyment of said premises and property. And 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 trusts 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 J. C. Smyth Trustee shall be vested in said successor without any other conveyance or release or other instrument. The necessity of the Trustee making oath and giving bond as required by statute is hereby expressly waived. This 5th day of April 1900. = hereby accepts the foregoing trusts and agrees to execute them. In Witness Whereof we have hereunto signed our names this 5th day of April 1900.

{$2.50 Rev. Stamps}

J. F. Rose
Mary E. Rose

State of Tennessee }
County of Davidson } Personally appeared before me Goodloe Linkley a Notary Public in and for said County the within named J. F. Rose and wife Mary E. Rose the bargainors with whom I am personally acquainted and acknowledged that they executed the annexed instrument for the purposes therein expressed And Mary E. Rose wife of the said J. F. Rose having personally appeared before me privately and apart from her husband the said Mary E. Rose acknowledged the execution of the said instrument to have been done by her freely voluntarily and understandingly without compulsion or constraint from her said husband and for the purposes therein expressed. Witness my hand and official seal this 6th day of April 1900

{Rec'd April 9th 1900 at 4.15 P.M.} (Seal) Goodloe Linkley Notary Public

Registered April 12th 1900.

E. D. Martin to J. T. McLaughlin Trust

Know all men by these presents that we E. D. Martin and his wife Janie Martin have bargained and sold and hereby transfer and convey to J. T. McLaughlin Trustee his successors heirs and assigns a certain