vided, and should such default or any part thereof continue or any sum remain unpaid for a period of 30 days, then all the remainder of the aforesaid sum with all arrearages of delinquent or late charges, interest, taxes, assessments, insurance premium, and sums paid pursuant to the provisions hereof, shall at the option of said corporation, its successors and assigns, become immediately payable thereafter, and this instrument or deed of trust may be foreclosed in the manner and upon the terms hereinabove set out, anything hereinabove or in said note contained to the contrary notwithstanding, and any failure to exercise said option shall not constitute a waiver of the right to exercise same at any other time.

In case of sale under this Deed of Trust, the proceeds will be applied by the trustee:

(1) To pay all the costs and charges of executing this trust, including attorney's fees and the expense of any litigation which may arise on account of the execution and enforcement of this trust.

(2) To pay said debt, or any balance thereon then remaining unpaid.

(3) The residue to be paid to the grantor or grantors or his or their assigns or order.

In the event the ownership of the premises hereby conveyed, or any part thereof, becomes vested in a person other than the grantor, the corporation, its successors and assigns, may, without notice to the grantor, deal with such successor or successors in interest with reference to this instrument and the debt hereby secured, in the same manner as with the grantor without in any way vitiating or discharging the grantor's liability hereunder or upon the debt hereby secured. No sale of the premises hereby conveyed and no forbearance on the part of the corporation or its assigns and no extension of the time for the payment of the debt hereby secured shall operate to release, discharge, modify, change, or effect the original liability of the grantor herein either in whole or in part.

In the event the premises or any part thereof are taken under the power of eminent domain, the entire award shall be paid to the corporation and applied upon the debt, and the corporation is hereby empowered in the name of the grantor or the grantor's assigns to receive and give acquittance for any such award or judgment, whether it be joint or several.

It is further specifically agreed that time is of the essence of this contract and that no waiver of any obligation hereunder or of the obligation secured hereby shall at any time hereafter be held to be a waiver of the terms hereof, or of any of the instruments secured hereby.

Should the trustee herein named be unable to execute the foregoing trust because of death, disability, or resignation, or any other cause, the corporation is hereby authorized at its option to appoint in writing, a substitute trustee to act instead of the trustee named herein, and to appoint other substitute trustees successively, during the life of this loan, and such trustee shall each and all succeed to all the rights and powers of the first trustee named herein.

In the event of a sale of said property under and by virtue of this trust, the said grantor or grantors and all persons holding under him or them shall be and become the tenants at will of the purchaser of the same, from and after the execution and delivery of a deed to such purchaser, said tenancy to be terminated at the option of said purchaser upon five days' written notice.

It is further agreed by said grantor or grantors that said trustee, or his successors, may execute the power of sale herein and other powers and rights without giving bond or taking oath.

If more than one joins in the execution hereof as grantor, or may be of the feminine sex, the pronouns and relative words herein used shall be read as if written in plural or feminine, respectively.

The covenants herein contained shall bind and the benefits and advantages inure to the respective heirs, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, we have hereunto signed our names this 23rd day of March, 19 60

Mattie Blanche Jackson Kelton
Mattie Blanche Jackson, now Kelton

STATE OF TENNESSEE,
DAVIDSON COUNTY

Personally appeared before me, Joe A. Mann, a Notary Public, in and for said County and State, the within named Mattie Blanche Jackson, now Kelton

the bargainor, with whom I am personally acquainted, and who acknowledge that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of March, 60

NOTARY PUBLIC

Joe A Mann
Notary Public

Commission Expires 10-2-62