

thereof, when the same comes due, whether by the terms of said interest notes or principal note, or because of the exercise of their option by the Trustee or the legal holder or holders of said notes, or either of them, to declare the same due as herein provided, it shall be lawful for said party of the second part, in his own name or otherwise, or for the owner of the principal note hereby secured, to bring an action in any Court having jurisdiction thereof for the foreclosure of this mortgage, and the costs, abstractors and attorneys fees thereby incurred shall be a further lien upon the security herein mentioned.

In case of the death, disability, resignation, absence or refusal of said Trustee, Harry Lee Taft, to act, then Harry P. Pearsons of Chicago, is hereby appointed to be his successor in trust, with the same rights and powers hereby vested in said Harry Lee Taft, and his act as such successor shall be sufficient evidence of his rights and duty to act as such successor, and the said Harry Lee Taft, and Harry P. Pearsons shall each have and are hereby given the power to delegate his authority to act as such Trustee, to the other, by power of attorney duly executed, acknowledged and recorded, and in case of foreclosure by advertisement the acting Trustee need not be present at the place of sale and is hereby given full authority to appoint an agent or attorney, who in the name and place of such Trustee may make, attend, or supervise the sale of said premises, receive bids, make contract with the purchaser or postpone the sale if he see fit, and the acting Trustee and in fulfillment of such sale as aforesaid shall be conclusive evidence of the regularity of the appointment and acts as such agent or attorney, and if at any time the said Trustee and successor in trust, to whom this conveyance is made, shall refuse, or be incapacitated through any cause, from carrying out the object of this trust, then the legal holder or holders of the principal note secured hereby shall have the right to appoint a Trustee in his place by endorsement of such appointment on this deed, which substituted Trustee shall have the same powers in every respect as are conferred upon the Trustee of this deed, and the endorsement aforesaid