

bornato, or both, should grantors default in so doing; and to advance money therefor; and all such advances, with interest thereon at the rate of eight per cent per annum, are secured by this deed of trust.

In the event of a loss under any insurance policy or policies the beneficiary hereunder or assigns, shall have full power to settle the same, collect and apply money so received toward payment of the indebtedness hereby secured or may allow said money or any portion thereof to be applied in the rebuilding or repairing of said property insured, and in case of any sale of said property said beneficiary or assigns may sign any necessary assignments of insurance, policies in the name of the parties of the first part.

Grantors agree, should it become necessary to collect the said principal note, or any of the said interest note by suit, or should the legal holder thereof elect so to collect, then a reasonable attorney's fee for collecting same shall be allowed, to be taxed as other costs in the suit.

The sole consideration for this deed of trust being money loaned to grantors as aforesaid, they hereby each and severally, under the Act of March 1<sup>st</sup>, 1879, as amended by Act of March 17<sup>th</sup>, 1883, as adapted by the United States Government from the Laws of Arkansas, waive all right of ap-praisement or redemption in case of sale.

This deed of trust may be released by the beneficiary or holder of note secured herein, without trustee joining in said release.

I, Nettie M. Fredrick, wife of said W. B. Fredrick, in addition to conveying hereby all other interests I may have in said property, as also, for the consideration aforesaid, convey and renounce all right of homestead and release and relinquish all right, claim and feasibility of dower in and to said property.

Said trustee hereby lets said premises to said grantors until default shall be made in the faithful performance of any or either of the agreements in this deed contained, at one cent per month rental.

The said trustee covenants faithfully to perform the trust herein created, not being liable for any misadventure occasioned by others.