

purchaser or purchasers shall not be bound to inquire whether any default has been made or whether any money remains due on the security or otherwise or as to the propriety or regularity of the sale and said Trustee shall out of the proceeds of such sale pay first, the fees costs and expenses of executing this ^{trust} including attorney's fees and a reasonable compensation to himself for his services; and next, apply the proceeds remaining over to the payment of the moneys laid out under the terms hereof and interest thereon at the rate of eight percent per annum from the date of such expenditure and thereafter to said original debt and interest or so much thereof as remains unpaid; and the remainder if any shall be paid to the said party of the first part his heirs or assigns.

And the Party of the first part further agrees that if default be made in the payment of said note or any part thereof, or of the interest thereon, or any part thereof, when the same comes due whether by the terms of said note or because of the exercise of their option by the Trustee or the legal holder or holders of said note 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 note hereby secured to bring an action in any Court having jurisdiction thereof for the foreclosure of this mortgage and the costs abstractors and attorney's 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 right and duty to act as such successor and the said Harry Lee Taft and Harry P. Pearsons shall each have