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the grantors become insolvent or bankrupt, or a receiver of their property be appointed, then upon any such default, failure of contingency, the holders of said indebtedness, shall have the option to declare said indebtedness at once due and payable and may immediately without demand upon, or notice to, the grantors, foreclose the lien of this Deed of Trust by Trustee's sale or otherwise.

It is expressly agreed that if said indebtedness be not paid at maturity, in whatever way its maturity may be brought about, it shall be lawful for the Trustee to enter into and upon the property herein conveyed and to receive and collect all rents or other income therefrom, and apply so much thereof as it may collect, prior to the date such premises are sold under foreclosure, less the reasonable cost of collecting the same, as a credit upon the indebtedness secured hereby.

It is further agreed that no other security, now existing, or hereafter taken to secure the payment of said indebtedness, shall be impaired or affected in any manner by the execution of this instrument; and no security subsequently taken by said indebtedness, shall impair or affect in any manner the security given by this instrument; and all additional security for the payment of said indebtedness shall be taken, considered and held as cumulative, and the taking of additional security shall at no time release or impair any security by endorsement or otherwise previously given for the payment of said indebtedness.

It is further agreed that any extension or extensions may be made of the time of payment of all or any part of the indebtedness hereby secured, or any part of the security herein described, may be released without in anywise altering, varying or diminishing the force, effect, or lien of this instrument, or of the renewal or extension of it, and that this instrument shall continue as a first lien on all said lands and premises not expressly released, until all sums, with interest and charges, hereby secured, are fully paid.

The grantor further agree to have the improvements now on or hereafter placed on, the property hereby conveyed, insured against loss or damage by fire in some good and solvent insurance company or companies authorized to do business in Texas, and approve by the holder of said indebtedness for not less than Nine Thousand Dollars, (\$9000.00) and against loss or damage by storm for not less than Nine Thousand Dollars (\$9,000.00) such insurance to be payable, in the event of loss or damage by the terms of the policy, to the GREAT SOUTHERN LIFE INSURANCE COMPANY, or other holder of said indebtedness, as its interest may appear, and to deliver the policy or policies, and all renewals thereof, as soon as written, to the GREAT SOUTHERN LIFE INSURANCE COMPANY, and the grantors agree to continue said insurance until all such indebtedness has been fully paid; and in the event they fail to take out such insurance, or to continue the same as herein provided, then the GREAT SOUTHERN LIFE INSURANCE COMPANY, or other holder of said indebtedness, shall have the option either to declare the indebtedness due and payable and without demand upon or notice to the grantors, to foreclose the lien of this Deed of Trust by Trustee's sale or otherwise, or to procure such insurance, and add the premium paid on same to the indebtedness, and the amount so added shall thereafter be as much a part of said indebtedness and be as fully secured by this Deed of Trust as if the indebtedness had been originally for the increased amount. The amount and nature of the expense of procuring said insurance and the time when incurred, shall be fully established by the certificate of any Trustee acting hereunder.

It is further agreed that if the improvements on said premises be wholly or partially destroyed by fire, or storm, the GREAT SOUTHERN LIFE INSURANCE COMPANY, or other