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any time before such sale, then this deed shall become null and void; or, if the same shall be done by a sale of a part of such property, then so much of said property as may not have been sold and is not required to meet any of said trusts shall be reconveyed to the part y of the first part, its successors or assigns, or the title thereto be revested in it or them according to the provisions of law.

And the part y of the first part covenant s that it is seized of said lands in fee and is the absolute owner of said personal property and ha s the right to convey the same in fee simple; that the same are free and clear of all encumbrances, and that it will warrant and defend the said title to the same against the claims of all persons whomsoever; and, further, that it will pay all taxes, assessments and insurance premiums upon all parts of the property described herein and upon such other insurance as the party of the third part may require upon or in connection with said premises or the business conducted therein, as and when the same shall become due and payable; that it will not create or permit to accrue, any debt, lien or charge which would be prior to, or on a parity with, the lien hereby created upon any part of the said property; that it will comply with all statutes, ordinances, regulations and requirements imposed by any governmental authority upon or with respect to said property or any part thereof, and will not remove any of said property from said premises (except as may be permitted by this instrument), without the prior written consent of the party of the third part, its successors or assigns.

AND IT IS FURTHER STIPULATED AND AGREED, That said Trustee shall be entitled to just compensation for any and all services performed and expenses incurred under this trust, which compensation shall constitute a part of the debt secured by this conveyance and be a lien on the property herein conveyed.

The party of the third part, its successors and assigns, or the holder or holders of any part of the indebtedness hereby secured, are expressly authorized to pay any taxes on said property and to secure or renew insurance on any insurable property covered hereby and to pay the premiums thereon, but they shall be under no obligation to do so.

AND IT IS STIPULATED AND AGREED, That any sums expended by the party of the third part, its successors or assigns, for insurance of the property, or for payment of taxes thereon, or to remove any prior liens or encumbrances, shall be added to and constitute a part of the debt hereby secured, and shall bear interest at the same rate.