

I confer upon my attorney in fact in addition to those already enumerated the following powers of attorney as hereinafter set forth:

(a) To enter upon and take possession of any lands, tenements and hereditaments that may belong to me, or to the possession of which I may be entitled in the State of Texas;

(b) To ask, collect and receive any rents, profits, issues or income of any and all of such lands, tenements and hereditaments, or of any part or parts thereof;

(c) To pay any and all taxes, charges and assessments that may be levied, assessed or imposed upon any of my lands, buildings, tenements or other structures in the State of Texas;

(d) To make, execute, deliver good, marketable, fee simple titles to any property which I have or may hereafter acquire in the State of TEXAS. To sell the same upon any terms or conditions that she may deem to my best interest and that any purchaser or purchasers of any land conveyed by my attorney in fact are not required to see that the funds derived from the sale of said property are properly applied, but upon receiving a deed the same shall be a good, marketable, fee simple title.

(e) To extend, renew or execute any mortgages upon any of my real estate in the State of Texas that in her opinion is necessary for my proper support and maintenance. Her judgment is to be final in all matters and that she shall have the right to execute any mortgages, renewals or replacements of any mortgages upon any properties that I have in the State of Texas or to sell any chattels that I may have in my possession upon such terms and conditions as she deems best.

(f) To obtain any insurance of any kind, nature or description whatsoever on any of my lands in the State of Texas or hospital, health or any other type of insurance she deems best in sole judgment.

(g) To demand, sue or collect or recover and receive all goods, claims, debts, money, interest and demands whatsoever now due or that may hereafter be due or belonging to me. To execute any suits that may be necessary to do the above enumerated things and to make releases in her judgment that may be necessary.

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