

a period of fifteen (15) days, or should there be default in any of the agreements or covenants contained in this mortgage for a period of fifteen (15) days, the Trustee shall, on giving ten days written notice to the mortgagor, or his assigns, declare the entire amount of said notes due and payable, and institute foreclosure proceedings as though the said notes were past due according to their terms.

Provided, however, that if the said mortgagor or his assigns shall within ten days pay to the said Trustee the sum or sums past due and unpaid, together with interest thereon, and shall comply with any other breached agreement or covenant, then, and in such case the default shall be regarded as having been made good and no foreclosure proceedings shall be instituted. In the discharge of the duties herein imposed, the Trustee shall be bound only to exercise reasonable care and discretion, and shall not be liable for any mistakes or error of judgment.

And it is further agreed that the said J. M. Wells, as Trustee, shall not be personally liable in any way under the terms of the notes above described, or under the terms of this mortgage, but shall be bound only as Trustee and to the extent of the mortgaged property; that he shall have the right to convey the premises herein described to the Textile Mill Corporation.

Subject to the terms and conditions of this mortgage, without being bound to carry out any of the terms and conditions of this mortgage after such conveyance.

Provided, always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if J. M. Wells as Trustee, and his assigns, shall keep and perform all the covenants of this mortgage and do and shall well and truly pay or cause to be paid unto the said mortgagee the sum of money aforesaid with interest thereon, if any be due, according to the true intent and meaning of the said notes, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain