

property insured as herein provided, Beneficiaries at their option, may insure said property for their own benefit, and the net proceeds collected by them from any such insurance may be credited prorata between them upon the indebtedness hereby secured, or, at the option of Beneficiaries, may be used in rebuilding, repairing or replacing the property destroyed or damaged.

(7) That if Grantor shall fail to pay any taxes, assessments or insurance premiums, as herein provided, Beneficiaries, at their option, may pay the same, and the amount or amounts so paid by Beneficiaries shall become a part of the indebtedness hereby secured, shall become immediately due and payable, without demand upon or notice to Grantor, and shall bear interest from the date of payment by the Beneficiaries; and, at their option, Beneficiaries may thereupon declare the entire indebtedness hereby secured immediately due and payable and may proceed through the Trustee to foreclose this Deed of Trust, as hereinafter provided.

(8) That if an attorney is employed to foreclose this Deed of Trust, or to collect any indebtedness hereby secured, or to enforce any provisions of the Agreement or this Deed of Trust, or for the purpose of defending the title to the encumbered property, or to obtain possession thereof, before or after foreclosure, then, in either one or more of such events, Grantor agrees to pay such reasonable attorney's fees as may be incurred by Beneficiaries for any such services, and the amount of such attorney's fees shall become a part of the indebtedness hereby secured, shall become immediately due and payable, without demand upon or notice to Grantor, and shall bear interest from the date of payment by Beneficiaries; and, at their option, Beneficiaries may thereupon declare the entire indebtedness hereby secured immediately due and payable and may proceed to foreclose this Deed of Trust, as hereinafter provided. These provisions shall apply to any proceeding in a court of equity, bankruptcy, or any other court, as well as under power of sale herein contained.

(9) That in the event any of the encumbered property shall be acquired or taken under the power of eminent domain or the threat thereof, the consideration or compensation payable by reason thereof, shall be payable to