DEED OF TRUST

FROM

M.A. Hill et al Trustees of
Scott St. Methodist Episcopal
Church South

TO

The Peoples Savings Bank and Trust Co.
COVINGTON, KY

TRUSTEE

Acknowledged

Left for Record Oct 22 - 1926 at 5 P.M.

Recorded in 205 Book No.

Page 393 County.
THIS DEED, made this 1st day of October, 1926, by
M.A. Hill, C.E. Swetnam, G.F. Boughner, J.H. Hitch, C.E. Littell,
G.H. Hobbs and George Jack, Trustees of the Scott Street Methodist
Episcopal Church South, of Covington, Kentucky,

part of the first part, to The Peoples Savings Bank and Trust Company, of Covington, Kentucky, party of the second part,

WITNESSETH: That said part of the first part, in consideration of one dollar in hand paid, the receipt whereof is hereby acknowledged, hereby sell and convey unto the party of the second part, its successors and assigns forever, a certain lot or parcel of land, with all the rents, issues and profits thereof, and situate and described as follows, viz:

In the City of Covington, formerly Central Covington, Kenton County, Kentucky, and more particularly described as follows:

Beginning at a point on the dividing line between Lots Nos. Eleven (11) and Fourteen (14) of said Hildreth and Beckman's Subdivision as per plat recorded on page 118, new plat book series, Covington office, Kenton County records, six (6) feet west of the southeast corner of lot No. Eleven (11) of said plat and subdivision, extending thence eastwardly ninety-four and thirty-four hundredths (94.34/100) feet, more or less, to the common corner of Lots Nos. Fifteen (15) and Sixteen (16) of said subdivision, and located in the south line of lot No. eight (8) of said plat and Sixteenth Street; thence southwardly and at right angles to Sixteenth Street, and thence westwardly along the dividing line of Lots Nos. Fifteen (15) and Sixteen (16) forty-eight and eighty-three hundredths (48.83) feet to the common corner of said lots in the north line of Twenty-sixth Street, extending thence westwardly with and along the north line of Twenty-sixth Street eighty-one and twenty-six hundredths (81.26) feet to a point in said north line, and nine hundredths (0.09) feet west of the common corner of Lots fourteen (14) and Fifteen (15) of said subdivision, extending thence northwardly and parallel to, and six (6) feet westwardly of the division line between Lots Nos. Fourteen (14) and Fifteen (15) herein, fifty-three (53) feet, more or less, to the point and place of beginning; being all of Lot Fifteen (15) and parts of Lots eight (8), nine (9), ten (10) and the easternmost six feet of Lot No. fourteen (14) of said Hildreth and Beckman's subdivision, as per plat recorded in Deed Book 159, page 142 of the Covington office, a copy of which plat is now found on page 118 of the new plat book series.

Being the same property conveyed to the grantors herein by
Frank Fischer and Virginia Fischer, his wife, by deed dated October 1926, and recorded in Deed Book No. 159, page 142 of the Kenton County, records at the Covington office.

The office of the mortgagee herein, The Peoples Savings Bank & Trust Company, is the southwest corner of Sixth and Madison Avenue, in the City of Covington, Kenton County, Kentucky.

The Trustees of said Scott Street Methodist Episcopal Church South, having been duly authorized and empowered by the said Peoples Savings Bank & Trust Company, by the consent and authority of the Quarterly Conference of said Church held on October 7th, 1926, pursuant to ten days notice according to the Discipline of said Church, authorized by the General Conference and the Annual Conference.

[Signature]
[Signature]
[Signature]

8-9-26
To have and to hold the same, with all the improvements thereon and appurtenances thereunto belonging, together with all the rents, issues and profits thereof, unto said second party, its successors and assigns forever, with covenant of General Warranty; and the first party further covenant unto the second party, its successors and assigns, that it will not sell, rent, convey, assign or in any manner part with said premises, or by any act or omission cause or permit the same to be sold, rented or assigned, save as herein provided, and that the same are free from all encumbrances, liens or taxes of any character, except taxes for the present year which the first party hereby agree to pay, and that they have full power and right to make this conveyance: Provided, however, that said conveyance is made in trust for the uses and purposes and upon the agreements, stipulations, and conditions following, viz:

I. Whereas, the said M.A.Hill, C.E.Swetnam, C.F.Boughner, J.H.Hitch, G.H.Littel, G.H.Hobbs and George Jacks, Trustees, Scott St. Methodist Episcopal Church South, ha vè this day become indebted to the second party in the principal sum of Six Thousand Dollars, for which they ha vè executed and delivered to the said second party their four certain coupon bonds, of even date herewith, numbered from 935 to 938 both inclusive, three of which bonds are for the sum of $500 each, and one bond for the for the sum of Forty-five Hundred Dollars cash, and payable to The People's Savings Bank and Trust Company, Trustee or Bearer, in one, two, three and four years after the date of the office of said Savings Bank and Trust Company, in Covington, Kentucky, with interest from date at six per cent. per annum, payable semi-annually until paid, and to each of Bond 935 there are 2 coupons attached, to Bond 936 there are 4 coupons attached, to Bond 937 which bond there are attached six coupons signed by said, and to Bond 938 there are 8 coupons attached for the sum of $110 each, signed by M.A.Hill, C.E.Swetnam, C.F.Boughner, J.H.Hitch, G.H.Littel, G.H.Hobbs, & George Jacks, Trustees, Scott St. Methodist Episcopal Church South, being semi-annual interest before maturity on said bonds, and respectively payable to the Bearer at the office of the aforesaid Savings Bank and Trust Company in Covington, Kentucky, and in each of which said bonds there is contained a provision that such bond shall not be valid for any purpose until said Savings Bank and Trust Company shall certify on the back thereof that it is one of the bonds secured by this Deed; and whereas, this Deed is made for the purpose of securing prompt payment of the principal sum of said bonds and the interest thereon and the full and faithful performance of the agreements and stipulations of the first party as herein set forth; and whereas the first party further agree and bind themselves as follows, viz:

II. The first party shall promptly pay, when due, all taxes and assessments levied or imposed upon said real estate, or any part thereof, and shall also cause the improvements on said real estate to be insured in some good and solvent Insurance Company or Companies, approved by the second party to the extent of at least Six Thousand Dollars against loss or damage by fire so long as any debts or demands secured by this Deed shall remain unpaid, the policy or policies to be assigned or made payable and delivered to the second party as additional security for, and the amount collected thereon for such loss or damage, if any, to be applied by the second party to the payment of said debts and demands. If the first party shall fail to pay said taxes or assessments or to cause policies of insurance to be delivered to the second party as aforesaid, the second party or the holder of any of said bonds may pay such taxes or assessments or obtain and pay for insurance, and all sums so paid together with interest thereon at six per cent per annum, payable semi-annually, shall be repaid by the first party on demand, and shall be treated and considered as secured by the lien of this Deed.

III. If the first party shall fail to pay any taxes or assessments levied or imposed upon said real estate or any part thereof for the space of three months interest thereon as aforesaid, or if the first party demand of the second party or any bondholder to pay for and cause insurance policies to be delivered to the second party as aforesaid, or shall fail upon demand to repay all sums paid for taxes or assessments, or insurance by the second party or any bondholder with interest thereon as aforesaid, or if the first party shall fail to pay any installment of interest on any of said bonds for thirty days after the same shall become due, or shall fail to pay any of said bonds when due, then in any of such cases the holder of any such overdue bonds or coupons or other demand may elect at his option and without notice to the first party to consider, and such election shall cause, all of the bonds, coupons and other demands secured by this Deed to be immediately due and payable, and may proceed to collect the same and enforce this Deed, and in any of such cases the second party, after being indemnified against all costs, expenses and attorney fees which it may incur or become bound for, shall upon demand of such holder or holders take steps to enforce this Deed, and shall, as it may, without notice to the first party, enter upon and take possession of said real estate and collect and apply the rents, issues and profits thereof, first to the payment of such costs, expenses and attorney fees incurred to itself for its services, and second to the pro rata satisfaction and discharge of the various debts and demands secured by this Deed, and the first party agree to pay all costs, expenses and attorney fees incurred by the second party or the holder or holders of any of said debts or demands under this Deed as well as a reasonable compensation to the second party as aforesaid, and the same shall be treated as secured by the lien of this Deed, and if desired by the second party or the holder of any of said debts or demands a receiver may, in case of default by the first party as aforesaid, be appointed by a competent court to take charge of said real estate and collect and apply rents, issues and profits thereof as aforesaid.

IV. The first party may retain possession of said real estate and collect and apply to...
own use the rents, issues and profits thereof, until default shall occur as hereinbefore set forth.

V. The second party joins herein for the purpose of accepting and hereby accepts the trusts herein imposed, but it shall not be liable for the neglect or default of any one but its own officers or agents in or about the management of said trust or trust property.

VI. Now, therefore, if the part liqui. of the first part shall well and truly pay off and discharge all of said bonds, coupons and other demands secured by this Deed according to the tenor thereof and faithfully perform all and singular the covenants and agreements herein contained, then and in that event the

second party shall at the request and cost of the first part release and discharge the lien of this Deed, and the production of said bonds by the first party to the second party shall be sufficient warrant to it

for the making of said release.

In testimony of all which the first and second parties have hereunto affixed their signatures and the second party has also hereunto affixed its corporate seal, the day and year first herein written.

C. E. Swetman

Attest:

J. M. Doss
Secretary and Treasurer

THE PEOPLE'S SAVINGS BANK & TRUST CO.

By

[Signature]

Vice Pres.

STATE OF Kentucky
COUNTY OF Kenton

I, Alfred Lewis, Notary Public,
in and for said County and State, do certify that the foregoing instrument of writing from H.A. Hill, C.E. Swetman, C.B. Boughner, J.H. Hitch, C.E. Littell, G.H. Hobbs, Geo. Jackson, Trustees, Scott Street Methodist Episcopal Church South, to the People's Savings Bank and Trust Company, was this day produced to me by the parties, in said

County and State, and then and there acknowledged by said H.A. Hill, C.E. Swetman, C.B. Boughner, J.H. Hitch, C.E. Littell, G.H. Hobbs, Geo. Jackson, Trustees Scott Street Methodist Episcopal Church South,

separate and apart from husband, theretofore declared that he did freely and voluntarily execute and deliver the same as his act and deed, and consented that the same might be recorded.

Given under my hand and seal of office, this 21st day of October, 1926.

COMMONWEALTH OF KENTUCKY
COUNTY OF KENTON

I, John W. Middendorf, Clerk of the County Court for the County aforesaid, do hereby certify that this instrument of writing from H.A. Hill et al Trustees Scott Street Methodist Episcopal Church South to the People's Savings Bank and Trust Company was on the 19th day of October, 1926, presented to me in my office by the parties thereto and acknowledged by them to be their act and deed certified as above, and this day, left for record at 8:00 O'Clock.

Whereupon said deed and the foregoing affidavit this Certificate are duly admitted to record in my office.

Given under my hand this 21st day of October, 1926, in the years 1926.

John W. Middendorf

Clerk.
DEED OF TRUST

FROM

TO

Savings Bank and Trust Co.
The Peoples

Cherokee, South
Booth St. Interior Postoffice
N.A. Hill & Co. Trustees of

Recorded in 205 Book Jo
Filed for Record Oct 22, 1926 A.D.

Eugene E. Johnston, Index Clerk