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and proper and for the best interest of the trusts and the beneficiaries hereunder, irrespective of the provisions of any statute or of the termination of any trust.

(c) To sell and convey any of the property of the trusts or any interest therein, or to exchange the same for other property, for such price or prices and upon such terms as in his discretion and judgment may be deemed for the best interest of the trusts and the beneficiaries hereunder, and to execute and deliver any deed or deeds (with or without warranty), receipts, releases, contracts, or other instruments necessary in connection therewith.

(d) To make all repairs and improvements at any time deemed necessary and proper to and upon real property constituting a part of the trusts, and to build, construct, and complete any building or buildings upon such property which in his discretion and judgment may be deemed advisable and proper and for the best interests of the trusts and the beneficiaries hereunder, and to determine the extent to which the cost of such repairs and improvements shall be apportioned as between corpus and income.

(e) To deduct, retain, expend, and pay out of any money belonging to the trusts any and all necessary and proper expenses in connection with the operation and conduct of the trusts, and to pay all taxes, insurance