

County, then such tract may be sold before the Court House Door in either County as the Trustee may determine and convey the land as sold to the purchaser in fee. But before such sale, the same shall be advertised once a week for four successive weeks in some newspaper published in the County wherein said lands or part thereof are situate, or if no newspaper be published in said County then in such newspaper published in said State as the Trustee may select, and by posting notice of said sale at the Court House Door in said County for a period of thirty days, and out of the proceeds of said sale shall be retained by the seller and paid to said party of the third part, or the holder of said note a sum sufficient to pay all balance owing on said debt and interest according to the tenor of said note and all costs, charges, expenses, commissions, unpaid taxes and fees of advertising, selling and conveying said land, including a commission of five per cent upon the gross proceeds of said sale to said party of the second part, or its successors, in full of its services hereunder, and of collecting the money secured by this deed, and pay the surplus, subject to further provisions, herein, to party of the first part or its order.

And the party of the first part agrees to keep all buildings on said land, now or hereafter erected, fully insured for the benefit of the party of the third part, or the holder of said note and if, at any time, any such buildings are not insured or are insufficiently insured, the party of the second part, its successors or assigns may insure the same for the benefit of the holder of said note and add the insurance premium so paid to the next maturing installment of interest, collectible with said installment and subjecting the obligors therein, in case of failure to pay said premium to like penalties and results, as if they failed to pay said installment of interest in full, and such premium shall be paid, with interest at the rate which the principal note to which it attaches bears, out of the proceeds of the sale of land. Full authority and power is hereby given to said party of the second part to survey, plat, subdivide and convey said lands, and retain the expenses thereof out of the proceeds of sale.

It is agreed and understood that the party of the third part may at any time change the aforesaid Trustee and substitute another in its place and stead, said change or substitution to be made in writing and recorded in the Clerk of Courts' or in the Register of Deeds' Office (as may be proper for such record) of the County in which the above described land is situated.

The remedies herein provided are in addition to, and not in lieu of or substitution for, any other remedy provided by the laws of said State for the benefit of the parties of the second and/or third part respectively.

Witness the signature and seal of said The First Carolina Joint Stock Land Bank of Columbia, by J. P. Spencer its President and N. B. Hawble, its Secretary hereunto duly authorized the day and year first above written.

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