

happening of any event of default, or otherwise, as set out in said note or in this deed of trust, all of the indebtedness hereby secured shall immediately become due and payable, anything herein or in the note or notes evidencing said indebtedness to the contrary notwithstanding, and, on application of the party of the third part or the holder of said note or notes evidencing said indebtedness or any part thereof, it shall be lawful for, and the duty of, the said party of the second part to advertise at the County Court House Door of the County where said property is located, for a time not less than thirty days, and also to publish notice of said sale once a week for four weeks in some newspaper published in the County where the property is located, therein appointing a day and place of sale, and at such time and place to expose said property, or so much thereof as may be necessary, at public sale to the highest bidder for cash, or upon such terms as the party of the third part may direct, and, upon such sale, to collect the purchase money and convey title to the purchaser; and said party of the second part, first retaining the usual compensation received by trustees for making such sale, not to exceed two per cent of the proceeds of such sale, and for all services performed and expenses incurred, out of the proceeds of such sale, shall apply so much of the residue as may be necessary to pay off and discharge said note and all interest then accrued and due thereon, as well as any other indebtedness which may be owing to the party of the third part by said party of the first part

and shall pay the surplus, if any remain, to said party of the first part, its successors or assigns. It is understood and agreed that more than one sale may be held under the power of sale contained in this instrument in the event that all the property covered by said instrument has not been disposed of by a former sale or sales, and that said property may be sold piece by piece, in lots or as a whole. And the said Trustee may require the successful bidder at said sale to deposit ten per cent of the amount of his bid in cash as a guarantee of his compliance with his bid, pending preparation and delivery of the deed by the Trustee.

AND IT IS STIPULATED AND AGREED, That if the said party of the first part

shall pay off said note and interest thereon as herein or in said note provided, and any and all other indebtedness of said party of the first part

to the party of the third part, and discharge fully the trusts herein declared as herein required, at

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