

sums hereby secured immediately due and payable, and in the event of default in the payment of said indebtedness when due or declared due, it shall thereupon, or at any time thereafter, be the duty of the Trustee, or his successor or substitute as hereinafter provided, to enforce this trust; and after advertising the time, place and terms of the sale of the above described property for at least twenty-one (21) days successively next before the day of sale by posting up written or printed notices thereof at three (3) public places in the county where said property, or any part thereof, is situated, one of which notices shall be posted at the courthouse door of said county, and which notices may be posted by the Trustee acting, or by any person acting for him, to sell said property in accordance with such notice at the courthouse door of the county in which such notices have been posted on the first Tuesday in any month between the hours of 10:00 A.M. and 4:00 o'clock P.M. to the highest bidder for cash, selling all of the property as an entirety or in such parcels as the Trustee acting may elect, and make due conveyance to the Purchaser, or Purchasers, with general warranty binding the Grantor, his heirs and assigns; and out of the money arising from such sale, the Trustee acting shall pay first, all the expenses of advertising the sale and making the conveyance, including a commission of five per cent (5%) to himself, which commission shall be due and owing in addition to the attorney's fees provided for in said note, and then to the bond holders in accordance with the terms of said Trust Indenture the full amount of principal, interest, attorney's fees and other charges due and unpaid on said note rendering the balance of the sales price, if any, to the Grantor, his heirs and assigns; and the recitals in the conveyance to the Purchaser or Purchasers, shall be full and conclusive evidence of the truth of the matters therein stated, and all prerequisites to said sale shall be presumed to have been performed, and such sale and conveyance shall be conclusive against the Grantor, his heirs and assigns.

Should Grantor do and perform all of the covenants hereby provided, and make prompt payment of said indebtedness as the same shall become due and payable, then this conveyance shall become null and void and of no further force and effect, and shall be released by the Trustee at the expense of Grantor.

It is agreed that in the event a foreclosure hereunder should be commenced by the Trustee, or his substitute or successor, the Trustee may at any time before the sale of said property abandon the sale, and may then institute suit for the collection of said note, and for the foreclosure of this Deed of Trust lien; it is further agreed that if the Trustee should institute a suit for the collection thereof, and for a foreclosure of this Deed of Trust lien, that he may at any time before the entry of a final judgment in said suit dismiss the same, and sell the property in accordance with the provisions of the Deed of Trust.