

VIL 1474 PAGE 444

SECOND: If Grantor shall fail duly and punctually to pay any installment of the principal of or interest on any of the Notes as the same become due and payable, or if Grantor shall fail duly and punctually to perform all things on its part to be done and performed under the Agreement or this Deed of Trust within the time permitted for such performance, or if the interest of Beneficiary in the encumbered property becomes endangered by reason of the enforcement of any prior lien or encumbrance thereon, then, and in any such event, the whole of said indebtedness hereby secured shall, at the option of Beneficiary, and upon written notice by Beneficiary to Grantor, at once become immediately due and payable and this Deed of Trust subject to foreclosure as provided by law; and Beneficiary shall have the right (through the Trustee, if necessary or desired) to (i) take possession of the encumbered real property or any part thereof, and with or without first taking possession, after giving such notice as may be required by the applicable law as to the particular items of encumbered property in question, sell the same in lots, or parcels, or en masse, as Beneficiary may deem best, at such location as Beneficiary shall select, proper in accordance with any applicable law, at public outcry to the highest bidder for cash, and in bar of all equities of redemption and all other rights and exemptions of every kind, all of which are hereby expressly waived, and/or (ii) take possession of any encumbered personal property or any part thereof and for that purpose pursue the encumbered personal property

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