

BOOK 36 PAGE 280

BOOK 939 PAGE 867

4. Sale and Application of Proceeds: That upon any such default being made whereby the indebtedness hereby secured becomes due and payable, thereupon or at any time thereafter, the Trustees (or substituted Trustees) shall, at the request of the Beneficiary, sell, convey, or otherwise dispose of any and all of Grantor's interest in the Premises as conveyed hereby, at public auction or otherwise, as the Trustees shall deem advantageous and proper, and shall sell or convey said Premises requested by the Beneficiary to be sold, as an entirety or in parcels, in fee simple or in such lesser estate as may be appropriate, to and at the cost of the purchaser or purchasers thereof, said purchaser being thereby discharged from all liability for the application of the purchase money.

The power of sale hereinabove granted to the Trustees may be exercised at different times as to different portions of the Premises, and if for any reason any contract of sale shall not be performed, then new contracts may be made with respect to the same portion of the Premises (with or without other portions). The Trustees at their sole discretion may postpone or continue the sale at any time or from time to time, in which event the Trustees shall announce, at the time and place last appointed for such sale, the postponement thereof and the time and place for the postponed sale, or shall give such further notice of sale as the Trustees may see fit to give, and in either case no other notice shall be required.

Full power and authority is hereby expressly granted and conferred upon the Trustees to make, execute and deliver all necessary deeds of conveyance for the purpose of vesting in the purchaser or purchasers complete and entire legal and equitable title to the Premises, or the portion thereof so sold, and at such sale the Beneficiary may become a purchaser.