delinquent, and to abstain from committing any waste or doing any thing whereby the security for the aforesaid note may be depreciated.

Upon full payment of the indebtedness hereby secured, satisfaction of this Deed of Trust will be made at the expense of the Planters Cotton & Ginning Co., and said lien thereby satisfied in full, otherwise said lien to remain in full force and effect until the full amount of said note, with accrued interest is paid. In the event said Planters Cotton & Ginning Co. shall fail to pay one or more installments of accrued annual interest on the note secured by said Deed of Trust for a period of more than sixty days after same is due, said note for purchase money may, at the option of the Muscogee Cotton Oil Co., its successors and assigns, be declared due and payable and the payment thereof enforced by foreclosure proceedings and the sale of said property, under the terms and stipulations of this Deed of Trust. In the event said party of the first part, the Planters Cotton & Ginning Co., shall fail to pay the principal note above described at its due date, or said annual installments of interest as hereinbefore provided, or shall fail to pay taxes and insurance premiums or other necessary fixed expenditure on said property, the Muscogee Cotton Oil Co., its successors and assigns, are hereby fully authorized and empowered (subject to the conditions and limitations of the vendor's lien retained by Deed of the grantee herein to the grantor herein, dated Oct. 30th, 1906, and to which reference is hereby made) to advertise the above described real estate, buildings, machinery and fixtures, and all additional buildings, machinery and fixtures that may be placed upon said real estate by said Planters Cotton & Ginning Co., in some daily or weekly publication published in the town of Wagoner, I. T. once a week for three consecutive weeks, and sell said real estate, buildings, machinery, fixtures, etc., in front of the Court House door at Wagoner, I. T., to the highest and best bidder at public outcry for cash in hand and bar of the equities of redemption (said equity of redemption being hereby expressly waived by said Planters Cotton & Ginning Co. on behalf of itself, its successors and assigns) and said Muscogee Cotton Oil Co. will apply the proceeds of such sale; first, to the paying of all expenses and costs of this trust and its execution and any and