in the first place pay or retain the costs and expenses incurred in or about the execution of its powers, trusts and duties under these presents, including compensation for its own services in the premises and shall apply the residue of the said moneys in the following manner and with the following priorities to wit:- First, in or toward the payment to the holders of the bonds pro rata in proportion to the amount due to them respectively of all principal moneys secured by such bonds whether the same shall or shall not be then due or payable according to the tenor of the bonds and without any preference or priority either on account of priority of issue or otherwise. Secondly, in or towards payment to the holders of the coupons pro rata in proportion to the amount due them respectively and without any reference or priority whatsoever, with interest thereon at the rate of five per centum per annum, until such payment, and Thirdly, shall pay the surplus if any, of such moneys to the mortgagor; provided always, that the trustee shall have power to postpone for one year any division of such moneys if the amount of such moneys shall be less than ten per cent of the aggregate principal amount of the bonds.

Indorcement of Payment

Upon any payment at last aforesaid to the holder of a bond on account either of principal or interest the bond shall be produced to the trustee and the amount and date of payment shall be endorced thereon.

Power of Trustee to carry on business after entry

5. After the trustee shall have made an entry upon the mortgaged premises or any part thereof it may carry on the business of the mortgagor in and with the premises entered upon to such extent and in such manner as the trustee shall deem advisable to do and may