

thereof, and may proceed to sell said premises at the Court House door, in the City or Town of Duluth in the Twenty-eighth Recording District of the Duluth Nation, Alameda Territory, at public vendue, to the highest bidder, for cash, first giving not less than twenty days' notice of the time, terms and place of sale, and the property to be sold, by advertisement in some newspaper printed and published in the City or Town aforesaid, and upon such sale shall execute and deliver ^{a deed} in fee simple of the property sold to the purchaser thereof, and receive the proceeds of said sale; and any statements of facts recited by the said Trustee in relation to the non-payment of the money secured to be paid, the advertisement, sale, receipt of money, and the execution of the deed to the purchaser, shall be received as prima facie evidence of such fact, and such Trustee shall out of the proceeds of said sale, pay first the cost and expenses of executing this trust, including legal compensation to the Trustee for his services; and next, he shall apply the proceeds remaining over to the payment of said debt and interest, or so much thereof as remains unpaid, and the remainder, if any, shall be paid to the said parties of the first part or their legal representatives.

And the said party of the second part hereby lets said premises to the said parties of the first part until a sale be had upon the following terms, to-wit: The said parties of the first part and all persons claiming or possessing said premises, and any part thereof, shall pay rent therefor during said term at the rate of one cent per month, payable on demand, and shall and will surrender peaceable possession of said premises, and every part thereof sold under the foregoing provisions to said party of the second part or the purchaser at such sale within ten days after such sale, and without notice or demand therefor.

And it is expressly covenanted and agreed, that in case of the death, resignation or inability to act of the said party of the second part at any time when action under the foregoing powers and trusts may be required the legal holder of said note shall be empowered to appoint by an instrument in writing a successor in trust under this deed, in whom the title to said premises shall thereupon vest for the uses and purposes herein expressed.