

notice, and shall bear interest at the rate of eight per cent per annum from such default until fully paid, and the said trustee or his successor in trust may enter into the possession of the property herein conveyed, and may sell the same or any part thereof at public vendue, to the highest bidder for cash at the place designated in the notice of sale, which shall be at some accessible point within the Recording District (or if the Territory becomes a state, within the County) in which said land is situated, first giving twenty days' notice of the time, terms and place of said sale, and the property to be sold, by advertisement in some newspaper printed and published in the Recording District or County wherein said lands are situated, and upon such sale shall convey in fee simple the property sold to the purchaser or purchasers thereof, and receive the proceeds of said sale, and thereof pay first the costs and expenses of executing this trust, including legal compensation to the trustee, and a reasonable attorney fee; second, the debt, interest thereon, and any and all advancements made by the owner of the note, acting under authority given by any of the provisions of this deed, with eight per cent interest per annum thereon from the date of such advancement, and third, any taxes due upon such part of the lands as shall be sold to execute this trust, and the remainder, if any, to be paid to the grantors herein, or their legal representatives. Any recital of facts by the trustee in the deed by him executed shall be prima facie evidence of such facts.

In case the trustee herein named, by reason of absence, death, refusal to act, or disability, shall fail to perform this trust, as herein provided, the beneficiary or the legal holder of the said principal promissory note, shall have the option of substituting any other person as trustee, and the party so substituted shall have the same powers as the trustee hereinbefore named, and the acts of said substituted trustee shall be as effectual and binding upon all parties as if performed by the trustee herein named.

The grantors represent that they have fee simple title to the land herein conveyed, free and clear of all liens and encumbrances and hereby warrant the title against all persons, and authorize the beneficiary herein or his option to defend said title against legal attacks that may be made upon it, to employ attorneys to conduct such defence, to purchase or