more than twenty five per cent in amount of said bonds hereby secured and then outstanding bid for the purchase or cause to be bid for and purchased, such property so sold for and in behalf of all the holders of said bonds secured by this instrument and then outstanding in the proportion of the respective interests of such bondholders at a reasonable price if but a portion of said property be sold and, if it all be sold at a price not exceeding the whole amount of such bonds outstanding with interest thereon, together with the expense of such sale.

It is further provided authorized and agreed that in case of a sale as herein authorized by said "Trustee" or its successor or successors in said Trust, or in case of any judicial sale being made of said premises and property hereby mortgaged or any part thereof in enforcement of the mortgage lien hereby created the purchaser or purchasers at such sale shall be entitled in making settlement for and in payment of the purchase money bidden at such sale to turn in or use as a part of the purchase money the bonds held by such purchaser or purchasers reckoning such bonds or the amount so turned in or used for such purpose or such sum as shall be payable out of the net proceeds of such sale, to such