

all circumstances by or under them made, that  
 the Party Trustee shall receive or the execution of  
 this trust the sum of \$100 for the execution and  
 delivery of each and every deed, that the Party Trustee  
 is authorized and directed to bind the Parties  
 Grantor, their heirs, executors, administrators  
 successors and assigns, by deed or the lot  
 sold under this deed of Trust; that the money  
 realized from the sale of lots in the Second  
 Durges Hill Addition under this deed of  
 Trust shall be paid to the Party Trustee, and  
 remain on deposit with the Party Trustee and  
 applied first to the payment of any debt  
 or obligations held by the Party Trustee against  
 the Parties Grantor or either of them, and second  
 to the account of and to the order of the Parties  
 Grantor, their heirs, executors, administrators  
 successors or assigns or legal representatives;  
 that the death of the Parties Grantor, or either  
 of them, before the execution and completion of  
 this Trust, shall not operate to revoke this  
 deed of Trust, but the legal representative of the  
 estate of any deceased Party Grantor, or any  
 minor child or the adult heir shall take  
 subject to this Trust; that this Trust shall be  
 deemed and considered accepted when all the  
 lots in the said Second Durges Hill  
 Addition shall have been sold, and the purchase  
 price paid to the Party Trustee, unless sooner  
 terminated by conditions therein expressed;  
 that if the Party Trustee should at any time  
 find the completion of this Trust to become  
 impracticable, or to be of no use, or even to  
 be unwise, or for any reason the Party