

power and authority to bargain, sell and convey the above described premises for such a price and on such terms and conditions as he may deem advisable, and shall pay first the mortgage due to Peoples National Bank and next pay the indebtedness which I owe to said Dr. I. H. Grimball and any remaining sum shall be delivered to me after payment of all necessary and proper costs and expenses in connection with the sale of said premises. The said Trustee shall have the further authority to mortgage said premises for such amount and on such terms as he may deem advisable. Any purchaser, mortgagee or other person dealing with the said Trustee shall not be required to see to the application of any funds delivered to said Trustee.

~~TOGETHER with all and singular the rights members hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.~~

~~DO HAVE AND TO HOLD all and singular the premises before mentioned unto the said~~

~~heirs and assigns forever~~

AND I do hereby bind myself, my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said

Dr. I. H. Grimball, Trustee, his successors