

to hold such premises for the following uses and purposes to wit:

1. To sub-divide and/or re-sub-divide the subject tract as she shall deem fit in her sole discretion and to negotiate sales of all or a portion of such property upon such terms as such Trustee shall deem advisable in her sole discretions;

2. Said Trustee is hereby authorized and directed to execute any contracts, bond for title, deeds of conveyance, or other instruments necessary or expeditious toward the sale of any or all of the subject property and any such instruments executed by the Trustee shall be fully binding on the parties hereto and any deeds so executed shall vest the grantee with good, fee simple title to the subject property;

3. That the said Trustee is further authorized to negotiate sales of the subject property on terms deemed advisable to her provided that any proposed purchaser desiring credit shall secure the balance due by way of real estate mortgage, bond for title, contract of sale, or other suitable security device.

4. That the said Trustee shall periodically make distributions of the net proceeds of sale to the undersigned grantors, their heirs and assigns, after making proper and due deductions for payment of taxes, insurance, surveying fees, legal fees, recording costs, realtors' commissions, or other expenses related to the sale or advertisement of the subject property. No purchaser of the subject property, or any portion thereof, shall be under any duty to see to the proper application of the proceeds of such sale by the Trustee.

5. Finally, the Trustee is hereby authorized by the grantors to execute any and all administrative documents, waivers, consents, etc. as may be necessary to obtain approval

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