

preceding such sale in a newspaper published in the county aforesaid, the last such publication to be not more than seven days preceding the date of sale; and upon such sale the Trustee shall convey title to the purchaser in fee simple. Any or all of the property hereby conveyed may be sold under the aforesaid procedure in whole or in parts; and if personal property is sold hereunder, it need not be present at the place of sale. The party of the second part, after first retaining five percent of the proceeds of such sale as compensation to him, and after having paid the other expenses of sale, shall apply the proceeds of such sale to discharge the obligations of the party of the first part under the aforesaid lease agreement and shall then pay the balance remaining, if any, to the party of the first part, his successors or assigns.

The party of the third part shall at any time and from time to time have the right to remove any Trustee herein named as party of the second part and to appoint his successor by an instrument in writing, duly acknowledged, in such form as to entitle such written instrument to record in this State, and in the event of the death or resignation of any such Trustee, the party of the third part shall have the right to appoint his successor by such written instrument; and any Trustee so appointed shall be vested with the title to the property hereinabove described and shall possess all the powers, duties and obligations herein conferred on the party of the second part in the same manner and to the same extent as though he were originally named as such herein.

The party of the first part covenants and warrants that he is seised of the property hereinabove described in fee, and has right to convey the same in fee simple; that the same is free and clear from all encumbrances, and that he will warrant and defend the said title to the same against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the party of the first part has executed this Deed of Trust under seal as of the day and year first above written.

(SEAL)

(SEAL)

SEGARS & WILLIS STORAGE & WAREHOUSE, Inc.

By *Frederic L. Willis*
President

Witness: *S. J. ...*

Witness: *...*

ATTEST:
E. H. ...
Secretary