

purpose of foreclosure by advertisement this section shall be deemed as authorizing and constituting a power of sale.

20. Purchase of Trust Estate by the Mortgagee. The Mortgagee may be a purchaser of the Trust Estate or of any part thereof or of any interest therein at any sale thereof, whether pursuant to foreclosure or power of sale or otherwise hereunder, and may apply upon the purchase price the indebtedness secured hereby. Any such purchaser shall, upon any such purchase, acquire good title to the properties so purchased.

21. Receipt a Sufficient Discharge to Purchaser. Upon any sale of the Trust Estate or any part thereof or any interest therein, whether pursuant to foreclosure or power of sale or otherwise hereunder, the receipt of the officer making the sale under judicial proceedings or of the Mortgagee shall be a sufficient discharge to the purchaser for the purchase money, and such purchaser shall not be obliged to see to the application thereof.

22. Waiver of Appraisement, Valuation, etc. The Mortgagor hereby waives, to the full extent it may lawfully do so, the benefit of all appraisement, valuation, stay and extension laws now or hereafter in force and all rights of marshalling in the event of any sale of the Trust Estate or any part thereof or any interest therein.

23. Sale a Bar Against the Mortgagor. Any sale of the Trust Estate or any part thereof or any interest therein, whether pursuant to foreclosure or power of sale or otherwise hereunder, shall forever be a perpetual bar against the Mortgagor, subject to redemption rights, if any, provided by law at the time of such sale.

24. Application of Proceeds of Sale. The proceeds of any sale of the Trust Estate or any part thereof or any interest therein, whether