

4.02 Georgia Property. As to the Mortgaged Properties located in Georgia (the "Georgia Properties"), this Deed of Trust is intended as a deed to secure debt. In the event Holly is entitled to institute foreclosure proceedings as described in Section 4.01 hereinabove, Holly shall have the right and power to enforce this Deed to secure debt and to sell and dispose of the Georgia Properties, at public auction, on the first Tuesday of the month between the hours of 10:00 a.m. and 4:00 p.m., Eastern Standard Time, at the usual place for conducting sales at the court house in the county where the Georgia Properties being foreclosed upon, or any part thereof, may be located, to the highest bidder for cash, after first advertising the time, terms and place of such sale by publishing a notice thereof once a week for four consecutive weeks immediately preceding such sale in a newspaper in which sheriff's advertisements are published in said county; and Holly may thereupon execute and deliver to the purchaser at said sale, a sufficient assignment of the lease or leases to the Georgia Properties, which conveyance may contain recitals as to the happening of the default upon which the execution of the power of sale, herein granted, depends, and said recitals shall be presumptive evidence that all preliminary action prerequisite to such sale and deed were in all things duly complied with; and Holly, its agents, representatives, successors or assigns, may bid and purchase at such sale; and Grantor hereby constitutes and appoints Holly, its successors, assigns or agents, as attorney-in-fact to make such recitals, sales and conveyance and all of the acts of such attorney-in-fact are hereby ratified and Grantor agrees that such recitals shall be binding and conclusive upon Grantor and that the conveyance to be made by Holly (and in the event of a deed or assignment in lieu of foreclosure, then as to such conveyance) shall be effectual to bar all right, title and interest, equity of redemption, including all statutory redemption, homestead, dower, curtesy, and other exceptions of the Grantor, or its successors in interest, in and to the Georgia Properties.

