

Promissory Note of First Party that is identified by a recital that it is secured by this Deed of Trust. It is understood and agreed that this future advance provision shall not be construed to obligate the holder of said Note to make any such additional loans or advances. Any additional note or notes delivered under this future advance provision shall be included in "said note" wherever it appears in the context of this Deed of Trust.

(c) Performance of each obligation and agreement of First Party contained in any other security instrument or agreement given in connection with the indebtedness.

Should First Party do and perform all of the covenants and agreements hereincontained, and make prompt payment of said indebtedness as the same shall become due and payable, then this conveyance shall become null and void and of no further force and effect, and shall be released at the expense of First Party by the holder thereof.

That in the case of default in the payment of said Note, or in the payment of any principal or interest thereon, according to the tenor and effect of said Note, or in case default shall be made in, or in case of violation or breach of, any of the terms, conditions, covenants or agreements hereincontained, the Beneficiary hereunder or the legal holder of the indebtedness secured hereby may declare a violation of any of the covenants hereincontained and elect to advertise said property for sale and demand such sale, whereupon Beneficiary shall file notice of such election and demand for sale with the said Party of the Second Part, who shall upon receipt of such Notice of Election and Demand for Sale, cause a copy of the same to be recorded in the proper office of the jurisdiction in which said real estate is situated. The Party of the Second Part is hereby expressly authorized to the extent permitted by, and in accordance with applicable law, to sell and dispose of the same (en masse or in separate parcels, as said Trustee may think best) for the highest and best price the same will bring in cash. Notice of any such sale shall be first furnished to Party of the First Part at least ten (10) days prior to the date of any such sale or as otherwise provided by, and in accordance with, applicable law. The Trustee shall cause or issue a proper certificate of sale in favor of the successful purchaser of the property hereindescribed and/or a deed, which said deed shall be in the ordinary form of a conveyance, and shall be signed, acknowledged and delivered by the said Trustee, as grantor, and shall convey and quit-claim to such person or persons entitled to such deed, as grantee, the said property purchased as aforesaid, and all the right, title, interest, benefit and equity of redemption of the First Party, its successors and assigns therein, and shall recite the sum or sums for which the said property was sold, and shall refer to the power of sale hereincontained, and to the sale or sales made by virtue thereof; and in case of an assignment of such certificate or certificates of purchase or in case of the redemption of such property, such assignment or redemption shall also be referred to in such deed but the notice of sale need not be set out in such deed; and the said Trustee shall, out of the proceeds or avails of such sale, after first paying and retaining all fees, charges and costs of making said sale, pay to the Beneficiary hereunder or the legal holder of said Note the principal and interest due on said Note according to the tenor and effect thereof, and all moneys advanced by such Beneficiary or legal holder of said Note for insurance taxes and assessments, and for