

such default, being made, the said Jas. S. Sargent shall, so soon, thereafter, as he may be requested by the said Ben E. Pope or his ^{legal} Representative, sell the within granted property at public auction, at such time and place and on such terms and conditions as the said Ben E. Pope ^{may direct}, having first given at least twenty days notice of the time and place of sale by five or six advertisements and out of the proceeds of such sale, after paying all the expenses attending the execution of this Trust, including the Trustee's usual commission of five percent on gross sales, he shall pay to the said Ben E. Pope or his assigns the debt and interest aforesaid or so much thereof as shall remain unpaid and the balance if any, to the said Wm. M. Beaton or his assigns. The said Wm. M. Beaton covenants, that he will during the continuance of this Trust and at his own cost and charges, insure the Store House on said Land for fifteen hundred dollars, and the Gin House, Gin and fixtures embracing the Steam Engine for one thousand dollars from casualties by fire, in some good Insurance Company and assign the Policy of insurance thereof to the said Trustee, who shall hold the same as an additional security for the payment of the debt aforesaid and if he the said Wm. M. Beaton fail to keep the aforesaid property insured as aforesaid the said Ben E. Pope or his Representative's may cause the same to be insured at the expense of the said Wm. M. Beaton and the premium of such insurance shall, if not paid by the said Wm. M. Beaton, upon request of the said Ben E. Pope be charged upon the Trust property aforesaid. The said Wm. M. Beaton, covenants that he will warrant generally the property hereby conveyed and will pay all Taxes, levies and assessments upon said property so long as he or his assigns shall hold the same and the said grantor hereby waives the benefit of his Homestead exemption as to the aforesaid debt or obligation, and as to this Contract. Witness the following signatures and seals

Wm. M. Beaton (seal)
 Antonette M. Beaton (seal)
 Jas. S. Sargent (seal)