sale in making payment of the purchase money and making settlement thereof, after making a cash payment sufficient to cover the costs and expenses of the sale and all other charges which must be provided for in actual cash, shall have the right to deliver and pay to the trustee and turn in and use towards the payment of the purchase money, any of the bonds or coupons held by him or them to or toward the payment of which the net proceeds of such sale shall be legally applicable, the amount of such bonds or coupons so to be paid in to be determined and fixed at a sum which shall, upon a proper distribution and accounting for such proceeds, be equal to the share or proportion payable out of such net proceeds to such purchaser or purchasers as the holder or holders of such bonds or coupons, and in the event of a purchase of the whole property as aforesaid, by said trustee the right and title thereto shall vest in said trustee in trust for the purchasers, and each holder of bonds or coupons shall have an interest in the property so purchased, in the proportion that his bonds and coupons bear to the entire issue of bonds and coupons outstanding; and the said trustee shall take such lawful measures as may be deemed necessary to organize a new company for the benefit of those for whom the purchase was so made, and the trustee so purchasing shall make such conveyance or conveyances of the premises so purchased to such new corporation, as may be deemed necessary. Eight. And it is further understood and agreed, Between the parties hereto, that the trustee shall at all times have full power and authority, to be exercised in its own discretion, and not otherwise, to release and convey to any party or parties who may be designated in writing by the said party of the first part to receive the same, or to release from the lien and operation of these presents, in such other manner as the trustee may deem proper, any portion of the premises hereinbefore granted, which may be appurtenant to the said railroad, but which, in the opinion of the trustee, shall be unnecessary for use in connection therewith, and which shall have been acquired or held for stations, depots, shops, or other building, or for a supply of fuel, gravel, or other material and also to convey and release as aforesaid, on like request, any lands not occupied by the track which may become disused by reason of a change of the location of any station house, depot, shop, or other building connected with said railroad, and such lands occupied by the track and adjacent to such station house, depot, shop, or other building, as the said party of the first part may deem it expedient to disuse or abandon, by reason of such changes, and the trustee may consent to any changes in the location of the track or of station houses, depots, shops, or other building, which, in the judgment of the party of the first part, shall have become expedient and make and deliver the instruments necessary or proper to carry the same into effect, but any lands which may be acquired for permanent use in substitution for any so released shall be conveyed