sold as well all and singular the said railway and franchise as all other property, real and personal rights and premises hereby granted, assigned, mortgaged, pledged, transferred set over, or intended so to be, and all benefit and equity of redemption whatsoever of the said Union Pacific Railway Company Eastern Division, the said party of the first part hereto, of, in and to the same and every part and parcel thereof, together with the benefit of the franchise here-tofore described, which sale so to be made shall be a complete and perpetual bar, both at law and in equity, against said Union Pacific Railway Company Eastern Division, the party of the first part its suc-cessors or assigns and all persons or parties claiming by from or under it or them in any wise or manner whatsoever, and out of the moneys or proceeds arising from said so to be made, as aforesaid, after de-ducting the expenses disbursements, costs, charges, and counsel fees incurred in and about the conducting of said foreclosure and sale, the commission or compensation of said trustees, the said party of the second part and their successors, shall pay said five thousand seven hundred and sixty bonds, or so many thereof as shall then be outstanding and unpaid, whether due or to grow due, together with all arrears of interest then due or owing on the same or in case of a deficiency in such pro-ceeds to pay in full all, all such outstanding bonds and interest, shall pay the same pro rata in proportion to the respective amounts owing thereon, without any preference of one