aggregate amount as shall equal the said purchase money, shall be set off and allowed in account against such purchase money as cash paid.

Any holder of the bonds may purchase the said property, or any part thereof, upon any sale thereof, and in the event of such purchase by him, he shall be allowed credit as so much cash paid for such part of the purchase money as shall be a proper share or dividend to which the bonds held by him shall be entitled from the purchase price.

Article VII.

In addition to the power of sale and other powers herein before given to them, the Trustees may, in their discretion, resort to any proceedings legal or equitable in their judgment necessary or expedient for the enforcement of the lien hereby created upon all or any part of the property hereby conveyed and transferred, or agreed so to be. And all the covenants, conditions, provisions and agreements herein contained may be specifically enforced by any court of competent jurisdiction.

Article VIII.

Upon the filing of a bill in equity or other commencement of judicial proceedings to enforce the rights of the Trustees, or of the bondholders under these presents, the Trustees shall be entitled as an essential part of the rights and property hereby mortgaged, without regard to the value of the property or the solvency of the Company, to the immediate appointment of a Receiver or Receivers of the property and securities hereby mortgaged, and of the earnings, rents, issues, income, interest and profits thereof, pending such proceedings, with such powers as the Court making such appointment shall confer.

In case this security shall have become enforceable for any reason as aforesaid, neither the Company nor its successors or assigns, shall or will claim or seek to take advantage of any appraisement, valuation, stay, extension, exemption or redemption laws now existing, or which may hereafter be passed in either of the States where the property referred to in schedule "A" hereto annexed is situated, in order to hinder or prevent the enforcement or foreclosure of this mortgage, or the absolute sale of the premises hereby conveyed, free from any right of redemption, or the final and absolute possession of the purchaser or purchasers immediately after such sale, and the Company hereby waives the benefit of all such laws.

Article IX.

In case there shall be a failure on the part of the Company or of its successors or assigns to pay and discharge any taxes, water rates, assessments, or other rental charges, or other charges upon any part of said mortgaged property before the same shall fall into arrear, the Trustees may pay and discharge the same, and in case there shall be a failure on the part of the Company, or of its successors or assigns, to insure or keep insured the buildings now erected, or which may hereafter be erected upon the real estate hereby conveyed, or upon any property hereafter acquired, or upon the fixed plant and machinery, fixtures, chattels, merchandise and other assets and appurtenances now owned or hereafter acquired by it, or