of these presents, upon receiving the cash portion of the purchase money, and the personal bond of the purchaser for the remainder, conditioned in double the amount of the unpaid portion of the purchase price for the payment of the same, in installments or otherwise, within a period not exceeding ten years from the date of such purchase, with interest thereon, payable semi-annually, together with a purchase money mortgage on said land to secure the payment of such bond, and, with the approval of the Trustee, the Railroad Company may make any compromise or settlement with any obligor upon any such bond. For the purpose of granting and releasing from the lien of these presents such of said lands and premises as shall thereafter be sold in conformity with this Article, the Trustee may act, and it is hereby authorized and empowered to act, by agent or attorney appointed with the approval of the Railroad Company; and all instruments executed and acts done by the agent or attorney of the Trustee, duly appointed for that purpose, in respect of the conveyance or release of lands which shall be sold in conformity with this Article, shall be as valid and effectual to all intents and purposes, if the same be within the scope of the authority of such agent or attorney, as if the same were executed by the Trustee itself; and every such appointment or power of attorney may be revoked by the Trustee, at its pleasure and shall be revoked upon the written request of the Railroad Company, and the Trustee may remove at pleasure any agent or attorney by it appointed, but no such revocation shall affect any act done by such agent or attorney, prior to such revocation, pursuant to the power to him granted. The Trustee is, and shall be, authorized to allow reasonable compensation to any agents or attorneys appointed by it, with the approval of the Railroad Company as aforesaid, and to such agents, clerks and assistants, as it may deem necessary to employ, and to such agents, clerks and assistants as it may be necessary or proper for the said Railroad Company to employ, in regard to the management, settlement and sale of said lands and the preparation of contracts therefor, and conveyances thereof; and in each and every month the Trustee shall allow to be deducted out of the proceeds of the sales of said lands, an amount sufficient to defray such expenses (together with all arrears for like expenses incurred by the Railroad Company since January 1st, 1898, and not reimbursed to it), if such expenses