of the lien of this Indenture upon the mortgaged premises, and the right of the Trustee to recover such judgment shall not be affected by any entry or sale hereunder, or by the exercise of any other right, power, or remedy for the enforcement of the provisions of this Indenture, or by the foreclosure of the lien thereof; and in case of sale of the mortgaged premises and of the application of the proceeds of sale to the payment of the mortgage debt, the Trustee, in its own name and as trustee of an express trust, shall be entitled to receive and to enforce payment of any and all deficiency or amounts then remaining due and unpaid upon any and all of the bonds issued hereunder and then outstanding, for the benefit of the holders thereof, and shall be entitled to recover judgment for any portion of the mortgage debt remaining unpaid, with interest. No recovery of any judgment by the Trustee and no levy of any execution under any such judgment upon property subject to the lien of this Indenture, or upon any other property, shall in any manner, or to any extent, affect or impair the lien of the Trustee upon the mortgaged premises or any part thereof, or any rights, powers, or remedies of the Trustee hereunder, or any rights, powers, or remedies of the holders of the bonds hereby secured, but such lien, rights, powers and remedies shall continue unaffected and unimpaired as before. Any moneys thus collected by the Trustee under this Article, less the costs and expenses of collection and the reasonable compensation of the Trustee, shall be applied by the Trustee towards payment to the holders of such bonds and coupons of the amounts due and unpaid upon such bonds and coupons respectively, such payment in every instance to be made ratably and without any preference or priority, upon presentation of the respective bonds and coupons and indorsement of such payment thereon, if partly paid, or upon cancellation thereof, if paid in full.

Article Seventh. Upon the written request of the Railroad Company approved by resolution of its Board of Directors, the Trustee may, from time to time, release from the lien and operation of this Indenture any part of the mortgaged premises and property then subject thereto other than the lands and land grants the sale and release of which is governed by Article Fifth of this Indenture; provided, that no part of the lines of track or of the rights of way shall be released unless the same shall no longer be of use in the operation of the mortgaged railroads, and that no part of such lines of track or rights of way shall be so released if thereby the