

respective debts and any advances lawfully made by them under the provisions of this Deed of Trust. They shall also be entitled to the appointment of a receiver to collect rents, issues, and profits while such suit is pending and to judgment over, as their interests may appear, for any difference between the amount paid for the property either at a Trustee's sale or at sale under order of the Court, and the total indebtedness accrued under the provisions of this instrument.

The unenforceability or invalidity of any provision or provisions of this Deed of Trust shall not render any other provision or provisions herein contained unenforceable or invalid. All rights or remedies of Beneficiaries and/or the Trustee hereunder are cumulative and not alternative, and are in addition to those provided by law. The waiver or indulgence with respect to any of the terms and conditions herein contained shall not operate as a waiver of subsequent defaults of such terms and conditions. No delay or omission by Beneficiaries and/or the Trustee to exercise any of their rights, remedies, or powers hereunder shall be deemed a waiver thereof or acquiescence in any default, whether past or present, occurring hereunder. No terms, conditions, covenants, or agreements of this Deed of Trust can be waived except as evidenced by writing signed by Beneficiaries, the Trustee and Grantor.

The said three Notes and the indebtedness evidenced thereby are on a parity with each other and the holders of same shall share respectively, pro-rata with the balance of the principal and interest outstanding on the respective notes, but without preference, priority or distinction of one note as over and against the other, in all respects under this Deed of Trust. Should any Beneficiary refuse to act jointly with the other Beneficiary on any occasion involved hereunder or otherwise disagree with the other Beneficiary, then each Beneficiary shall be authorized to incur such expense, purchase such insurance for its own protection, or take any other step it deems appropriate, as the Beneficiaries jointly may otherwise do hereunder acting together.