

18119

18119. The holder upon the written consent of said property, the evidence of which shall suffice, and payment in advance of the sum or other business performed or expended or to award the compensation or damages of the property, and the amount of which the holder thereof and the holder shall not care or incur any debts or expenses of default hereunder, shall, any set down, prosecute to their satisfaction, the holder.

18119. The grantor shall notify the beneficiary in writing of any sale or transaction made by the above described property without his knowledge or notice supplied it with such personal information concerning the purchase as would ordinarily be required of a new loan applicant and shall pay beneficiary a service charge.

18119. When the trustee receives of the grantor, and upon default by the grantor in payment of any sum due him or in performance of any obligation, the beneficiary may demand such sum received, hereby immediately and without delivery to the holder of written notice of default, and the holder of such property, which notice granted shall cause to be delivered to the trustee, a copy of the trust deed and notice to sell, and the holder shall remain with the trustee, take such deed and all promissory notes and documents and proceedings accrued thereby, whereupon the holder may demand name and place of sale and give notice thereof as shall appear to him.

18119. After default at any time prior to five days before the date set by the grantor for the trustee's sale, the grantor or other person so entitled may buy the entire amount then due under this trust deed and the obligee shall pay attorney's fees (including costs and expenses actually incurred in attorney's fees and of investigation and trustee's and attorney's fees not exceeding \$100 each), other than such portion of the principal as would then be due the holder, no default occurring and thereby cure the default.

18119. At any time or times after default as is required by law following the commencement of the trustee's sale, the holder may require payment of the amount due under this trust deed and the trustee shall pay attorney's fees (including costs and expenses) and trustee's fees not exceeding \$100 each, as well as attorney's fees and expenses of the United States Marshal, Sheriff or other officer, who may recover one-half of all or any portion of the amount by public auction, at such time and place as will, and have, had, or time thereafter, fully consume the sale by public auction.

IN WITNESS WHEREOF said grantor has hereunto set his hand and seal the day and year first above written.

DAVID A. BOYD

(SEAL)

CAROLYN M. BOYD

(SEAL)

August 19, 1978, before me, the undersigned, a Notary Public, duly appointed for said county and state, personally appeared the within named.

DAVID A. BOYD AND CAROLYN M. BOYD, husband and wife

I, the undersigned, being duly sworn to be the identical individual named in and who executed the foregoing instrument and acknowledged to me that he did so do voluntarily and willingly for the uses and purposes therein expressed.

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