

which he may suffer or sustain by reason of his being surety for the said Sarah A. Duer, now or hereafter, for any debt whatever. And it is covenanted and agreed between the parties to this deed, that in case of a sale, the same shall be made, after first advertising the time and place thereof, for ten days, at three public places in the county and state aforesaid at least, and upon the following terms, to-wit: for cash as to so much of the proceeds as may be necessary to defray the expenses of executing this trust, the fees for drawing and recording this deed, if then unpaid, and to discharge the amount of money principal and interest, on all debts secured or intended to be secured by this deed, and to indemnify the said Thomas S. Richardson for all loss or damage which he may suffer or sustain by reason of his being surety for the said Sarah A. Duer according to the intent and meaning of this deed; and if there be any residue of said purchase-money or proceeds, the same shall be made payable at such time and be secured in such manner as the said Sarah A. Duer may prescribe and direct, or in case of her failure to give such direction, at such time and in such manner as the said John R. Floyd shall think fit. The said Sarah A. Duer covenants to pay all taxes, assessments, dues, and charges upon the said property hereby conveyed, so long as she or her heirs or assigns shall hold the same. Witness the following signatures and seals:

Teste:

A. J. Ward, (as to both)

A. A. Adam

Sarah A. Duer

John R. Floyd

Seal.

Seal.