

shall also repay to said party of the of the second
 part or his successors in trust and to the said
 party of the third part or the legal holder of said note
 all moneys which may have been advanced and paid
 by them on account of taxes, insurance, liens, claims
 adverse titles or incumbrances on said premises
 as hereinafter mentioned with interest thereon at the
 rate of twelve percent per annum from the
 date of such advancement until the same is fully
 repaid, and shall in all respects fully comply
 with and perform all the covenants and agree-
 ments herein contained then and in that case
 this deed shall become and be void and the
 property herein conveyed shall be released by the
 said party of the second part or his successors
 in trust at the proper cost of the party of the
 first part or their legal representatives.
 But if the said party of the first part shall fail to
 pay or cause to be paid unto the said party of the
 third part or the legal holder of said note any
 of the principal sum payable thereby or any
 installment of interest thereon or any part thereof
 as the same shall become due by the tenor and
 effect of said note, or shall fail to immediately
 repay to the said party of the third part or the
 legal holder of said note all and every such
 sum or sums of money as may have been ad-
 vanced and paid by them for taxes and assessments
 or premiums or costs of insurance or on account of
 or to remove any prior or outstanding titles liens
 claims or incumbrances on the premises herein
 conveyed with interest thereon at twelve percent
 per annum from the date of said advancement
 until the same is fully repaid or shall suffer said
 premises to be sold for any tax or assessment what-
 soever or shall fail to keep the buildings on said
 premises insured as hereinafter provided or shall
 do or permit to be done to in upon or about said
 premises anything that may in anywise tend to dimi-
 nish the value thereof or to impair or weaken the
 security intended to be effected by virtue of this inste-
 nment or shall fail in anywise to ^{fully} keep and perform
 all the covenants and agreements herein contained
 or in case any taxes or assessments shall be levied
 against the legal holder of said note or this Trustee or
 his successor in trust under or by virtue of any law