or any of them for taxes and assessments or for premiums and costs of insurance or on account of, or to extinguish or remove any prior or outstanding title lien claim or incumbrance on the premises hereby conveyed with interest thereon at the rate of twelve per cent. per annum from the time the said sum or sums of money may have been respectively so advanced and paid until the same are repaid and all of which said sum or sums of money and the interest to accrue thereon shall also be a charge upon said premises and shall be secured by this instrument in the same manner as the said principal sum payable by the said promissory note is secured thereon, then and in that case this deed shall become and be void and the property herein conveyed shall be released at the proper cost of the parties of the first part and their legal representatives. But if the said parties of the first part their heirs, executors or administrators shall fail to pay or cause to be paid to the said party of the second part or the legal holder of said note any of the principal sum payable thereby or any installment of interest thereon as the said principal and interest notes shall become due and payable by the tenor and effect of each of said notes, or shall fail to repay to said party of the second part or to the legal holder of said note at the respective times when the principal sum payable thereby or any installment of interest thereon shall become due and payable as aforesaid all and every such sum or sums of money as may have been paid by them or any of them for taxes and assessments or for premiums and costs of insurance, or on account of or to extinguish or remove any prior or outstanding titles, liens, claims or incumbrances on the premises hereby conveyed with the aforesaid interest thereon then and in such case this deed shall remain in full force and virtue and the said promissory note with the interest accrued thereon with costs of protest and protest damages as provided by law and all moneys which may have been advanced and paid by the said party of the second part or the legal holder of said note aforesaid with the aforesaid interest thereon shall thereupon each and every one of them become and be presently due and payable (and this mortgage may be immediately foreclosed) at the option of said part