

also repay to said party of the second part or the legal holder of said notes, all moneys which may have been advanced and paid by them on account of taxes, insurance, liens, claims, adverse title or incumbrances on said premises, as hereinafter mentioned, with interest thereon at the rate of twelve per cent. 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 agreements herein contained, 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 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 second part, or the legal holder of said notes, 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 notes or shall fail to immediately repay to said party of the second part, or the legal holder of said notes, all and every sum or sums of money as may have been advanced 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 per cent. per annum from the date of such advancement until the same is fully repaid or shall suffer said premises to be sold for any tax or assessment whatsoever, 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 any wise tend to diminish the value thereof, or to impair or weaken the security intended to be effected by virtue of this instrument, or shall fail in any wise to fully keep and perform all the covenants