

heirs, executors or administrators, shall well and truly pay or cause to be paid unto the said party of the third part, or the legal holder of said promissory note, the principal sum therein mentioned with the interest to accrue thereon, at the said principal and interest become due and payable by the tenor and effect of said note: and shall also repay to said party 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 per cent per annum from the date of each 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 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, at the same shall become due by the tenor and effect of said note: or shall fail to immediately repay to said party of the third part, or the legal holder of said note, and all and every such 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 said advancements until the same is fully repaid: or shall