

Provided however that in the event of the prior decease of the said party of the second part, all the rights, title, interest and estate of said party of the second part in and to the lands heretofore described, Under and by virtue of this mortgage, shall revert to the parties of the first part, their heirs and assigns, to the exclusion of the rights or interest of any wife or children of the said party of the second part in case he should marry.

But nothing herein shall be construed as showing an intent upon the party of the first part to bind said party of the second part against contracting marriage - Nor as depriving the estate of said Louis P Vincent in case of his decease of any part of its assets for the payment of lawful claims against his said estate. But said mortgage in such event shall be subject to such claims only to the extent and proportion it shall bear to the other personal property of said estate.

This conveyance shall be void if such payment be made by the party of the first part his heirs or legal representatives as herein specified.

But if default be made in such payment or any part thereof - or in case the taxes be not paid thereon it shall be lawful for the party of the second part to pay the same and they shall be a lien on said real estate to be satisfied in the same manner and at the same time as the principal debt secured hereby.

And this conveyance shall become absolute, and the whole become due and payable and it shall be lawful for said party of the second part his heirs executors administrators and assigns, at any time thereafter to sell the premises hereby granted or any part thereof in the manner prescribed by law - appraisement hereby waived or not at the option of the second party his executors administrators or assigns - and out of the moneys arising from such sale to retain the amount then due for principal interest and taxes together with the costs and charges of making such sale, and the overplus if any there be shall be paid by the person making such sale on demand to