

expense of the party of the first part, and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall from the payment thereof be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of 12 per cent. per annum. But if default be made in such payments, or any part thereof, or interest thereon or the taxes assessed on said premises, or if the insurance is not kept up thereon then this conveyance shall become absolute, and the whole principal of said notes, and interest thereon, and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the party of the second part, and all summe paid by the party of the second part for insurance, shall be due and payable or not, at the option of the party of the second part; and it shall be lawful for the party of the second part, his executors, administrators and assigne, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law; approval hereby waived or not at the option of the party of the second part his executors, administrators or assigne; and out of all the moneys arising from such sale to retain the amount then due or to become due according to the conditions of this instrument, together with the costs and charge of making such sale, and the overplus if any there be, shall be paid by the party making such sale, on demand, to the said Joseph W.