

Mina Perky to the said party of the second part, and his conveyance shall be void; such payment be made as herein specified. And in case default shall be made in the payment of the principal sum hereby intended to be secured, or in the payment of the interest thereof, or any part of such principal or interest, as above provided, it shall be lawful for the party of the second part, her executors, administrators or assigns, at any time thereafter, to sell the premises hereby granted or any part thereof, in the manner prescribed by law, and out of all the moneys arising from such sale, to retain the amount then due for principal and interest, together with the costs and charges of making such sale, and the surplus, if any, there be, shall be paid by the party making such sale, on demand, to the said Sarah Ann Perky, Eliza M. Perky and Mina Perky their heirs or assigns.

And it is hereby expressly Agreed, That should any default be made in the payment of the said interest, or any part thereof, on any day whereon the same is made payable as above expressed, and should the same remain unpaid and in arrears for the space of thirty days, then from the next forth, that is to say, after the lapse of the said thirty days the aforesaid principal sum of Eight hundred dollars with all arrears of interest thereon, shall at the option of the said party of the second part his executors, administrators or assigns, become and be due and payable immediately thereafter, although the period above limited for the payment thereof, may not then have expired, anything herein before contained, to the contrary hereof, in anywise, notwithstanding.

And it is also Agreed by and between the parties to these presents, that the said part of the first part shall and will keep the buildings erected and to be erected upon the lands above conveyed Insured against Loss or Damage by Fire, by solvent insurers, and in an amount approved by the said part of the second part, and assign the policy and certificate hereof to the said party of the second part, his heirs or assigns, and in default thereof it shall be lawful for the said party of the second part to effect such insurance, as mortgage or otherwise, and the premium or premiums paid for effecting and continuing the same, shall be a lien on said mortgaged premises, added to the amount insured by these presents, and payable on de-