

levied against said premises, or any part thereof, after the same shall lawfully become due and payable, then all said principal and interest notes shall, at the option of the party of the second part, or the legal holder of said note, become and be at once due and payable without further notice.

Now, If the said E. & Mary S. Hicks their heirs, executors or administrators, shall well and truly pay, or cause to be paid, unto the said party of the second part, or to the legal holder of the said promissory note the principal sum therein mentioned with the interest to accrue thereon, as the said principal or interest becomes due and payable by the tenor and effect of the said note, and if, at the specified time, when the principal sum, or any part thereof, or the interest thereon, shall become due and payable, the said E. & Mary S. Hicks their heirs, executors or administrators, shall also repay to the said party of the second part, or to the legal holder of said note all and every such sum or sums of money as may have been paid by them, or any of them, for taxes and assessments, or from premiums and cost of insurance, or on account of, or to extinguish or remove any prior or outstanding title, lien, claim or incumbrance on the premises hereby conveyed, with interest thereon at the rate of twelve per cent per annum from the time the said sum or sums of money may have been respectively so advanced and paid until the same are repaid, and all of which said sum or sums of money, and the interest to accrue thereon, shall also be a charge upon said premises, and shall be secured by this instrument in the same manner as the said principal sum, payable by the said promissory note is secured thereon, 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 parties of the first part and their legal representatives. But if the said E. & Mary S. Hicks their heirs, executors or administrators, shall fail to pay, or cause to be paid, to the said party of the second part, or to the legal holder of said note any of the principal sum payable thereby, or any installment of interest thereon, as the said principal and interest, and each and every one of them, shall become due and payable by the tenor and effect of said note or shall fail to repay to the said party of the second part, or to the legal holder of said note at the respective times when the principal sum payable thereby, or any installment of interest thereon, shall become due and payable as aforesaid, all and every such sum or sums