or of any part thereof, that then and from thenceforth it shall be lawful for the said party of the second part, his successors and assigns, to enter into and upon all and singular the premises hereby granted, or intended so to be, and to sell and dispose of the same and all benefit and equity of redemption of the said party of the first part, his successors assigns, therein at public auction, according to the act in such case made and provided.

And as the Attorney of the said party of the first part, for that purpose by these presents duly authorized, constituted and appointed, to make and deliver to the purchaser or purchasers thereof, a good and sufficient deed or deeds of conveyance in the law for the same, in fee simple, and out of the money arising from such sale to retain the principal and interest which shall then be due on the said bond or obligation, together with the costs and charges of advertisement and sale of the said premises, rendering the overplus of the purchase money (if any there shall be) unto the said Mary J. Spencer of the first part, her heirs, executors, administrators or assigns, which sale, so to be made, shall forever be a perpetual bar, both in law and equity, against the said party of the first part, her heirs and assigns, and against all other persons claiming or to claim the premises, or any part thereof, by, from or under them, or either of them.

And the said Mary J. Spencer further covenants for herself, her heirs and assigns, that she will, during all the time, until the said money secured by these presents shall be fully paid or satisfied keep the erected on the said lot of land insured in and by some incorporated company of good standing, against loss or damage by fire, in at least the sum of dollars, and will assign the policy or policies of such insurance to the said party of the second part, or his legal representatives, so and in such manner and form that and they shall at all time and times, until the full payment of the said moneys, have and hold the said policy or policies as a collateral and further security for the payment thereof. And in default of so doing, that the said party of the second part, or his legal representatives, may make such insurance from year to year, in a sum not exceeding dollars for the purposes aforesaid, and pay the premium or premiums therefor; which premium or premiums thus paid, and the interest thereon from the time of payment the said Mary J. Spencer covenant as aforesaid to pay to the said party of the second part, or his legal representatives, on demand, and that the same shall be deemed to be secured by these presents, and shall be collectible thereupon and thereby in like manner as the said moneys mentioned in the said bond or obligation.