the period above limited for the payment thereof may not then have expired, anything hereinbefore or in said notes contained to the contrary thereof in anywise notwithstanding.

And it is also Agreed, by and between the parties to these presents, that the said party of the first part, (so long as the moneys secured by these presents are unpaid,) shall and will keep the mortgage interest of the party of the second part, or her assigns, in the buildings erected and to be erected upon the lands above conveyed, insured against loss and damage by fire, by insurers and in amount and manner approved by the said party of the second part; and in default thereof it shall be lawful for the said party of the second part, her executors, administrators or assigns, to effect such insurance, and the premium and premiums paid for effecting the same shall be a lien on the said mortgaged premises, added to the amount secured by these presents, and payable forthwith, with interest at the rate of Seven per cent. per annum.

And it is also Agreed, by and between the parties to these presents, that the said party of the first part her executors, administrators or assigns will pay and discharge, within the time prescribed by law, all such duties, taxes and assessments (extraordinary as well as ordinary) as shall by any lawful authority (whilst the moneys secured by these presents are unpaid,) be imposed upon the premises above conveyed; and in default thereof, it shall be lawful for the said party of the second part her executors, administrators or assigns, to pay and discharge said duties, taxes and assessments; and the moneys thus paid shall be a lien on said premises added to the amount secured by these presents, and payable forthwith, with interest at the rate of Seven per cent. per annum.

And in case of the non-payment of any or all of the said sums of money above mentioned, or of the interest thereof, or any part of said principal or interest, at the time, in the manner, and at the place above limited and specified for the payment thereof, then and in such case it shall and may be lawful for the said party of the second part, her heirs, executors, administrators or assigns, and the said party of the first part does hereby empower and authorize the said party of the second part, her heirs, executors, administrators or assigns, to grant, bargain, sell, release and convey the said premises, with the appurtenances, at Public Auction or Vendue, and on such sale to make and execute to the purchaser or purchasers, his, her or their heirs and assigns, forever, good, ample and sufficient deed or deeds of conveyance in law, pursuant to the Statute in such case made and provided, and out of the proceeds of such sale to retain the principal and interest of all sums then due; the costs and charges of such vendue and sale, and also the attorney fee hereinafter