legal holders 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 said principal sum or any part thereof, or the interest thereon shall become due and payable, the said Ida M. Welsh and Philip C. Welsh, heirs, executors, or administrators, shall also repay to the said party of the second part, or to the legal holders 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 for premiums and costs 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 ten 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 Ida M. Welsh and Philip C. Welsh, heirs, executors, or administrators shall fail to pay or cause to be paid, to the said party of the second part, or 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 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 of money as may have been paid by them, or any of them for taxes and assessments, or for premiums and costs of insurance, or on account of, or to extinguish or remove any prior or outstanding titles, liens, claims or incumbrances on the premises hereby conveyed, with the aforesaid interest thereon, then, and in such case, this deed shall remain in full force and virtue, and the said promissory note, with the interest accrued thereon, with costs of protest and protest damages as provided by law, and all moneys which may have been advanced and paid by the said party of the second part, or the legal holder of said note aforesaid, with the aforesaid interest thereon, shall thereupon each and every one of them, become and be presently due and payable (and this mortgage may be immediately foreclosed), at the option of the said party of the second part, or the legal holder of said note, and said party of the second part, or the legal holder of said note, shall become and be at once entitled to the possession of the above described premises and to have and receive all the rents and profits thereof. And in case of default of the payment of any interest coupon herein covenanted to be paid for the period of ten days after the same becomes due, or in default of performance of any covenant herein contained, the said parties of the first part agree to pay to the party of the second part, or her administrators or