

or administrators shall well and truly pay or cause
 to be paid unto the said party of the third part or
 the legal holder of said promissory note the principal
 sum therein mentioned with the interest to accrue
 thereon as the said principal and interest become
 due and payable by the tenor and effect of said
 note; and shall also repay to said party of the
 second part or his successors in trust and to the said
 party of the third part or the legal holder of said note
 all moneys which may have been advanced and paid
 by them on account of taxes insurance liens claims
 adverse titles or incumbrances on said premises as
 hereafter mentioned with interest thereon at the rate of
 twelve per cent per annum from the date of such
 advancement until the same is fully paid, and shall
 in all respects fully comply with and perform all
 the covenants and agreements herein contained;
 then and in that case this deed shall become and be
 void and the property therein conveyed shall be released
 by the said party of the second part or his successors
 in trust at the proper cost of the party of the first
 part or their legal representatives. But if the said
 party of the first part shall fail to pay or cause to be
 paid unto the said party of the third part or the legal
 holder of said note any of the principal sum payable
 thereby; or any installment of interest thereon or any
 part thereof as the same shall become due by the tenor
 and effect of said note; or shall fail to immediately
 repay to said party of the third part or the legal
 holder of said note all and every such sum or sums of
 money as may have been advanced and paid by them
 for taxes and assessments or premiums or costs of
 insurance, or on account of or to remove any prior or
 outstanding titles liens claims or incumbrances on the
 premises herein conveyed with interest thereon at
 twelve per cent. per annum from the date of said
 advancement until the same is fully paid; or shall
 suffer said premises to be sold for any tax or assessment
 whatsoever; or shall fail to keep the buildings on said
 premises insured, as hereinafter provided; or shall