Provided Always, and these presents are upon this express condition: that if the said parties of the first part, their heirs, executors, and administrators, shall well and truly pay or cause to be paid, to the said party of the second part, her executors, administrators or assigns, the said sum of money secured to be paid by the said Promissory Notes and the interest thereon, at the times and in the manner mentioned in the said Promissory Notes, according to the true intent and meaning thereof, then and in that case these presents, and the estate, hereby granted, shall cease, determine and be void. And the said parties of the first part, for themselves and their heirs, executors and administrators, do hereby covenant, promise and agree to pay to the said party of the second part, her executors, administrators or assigns, the said sum of money and interest as mentioned in said Promissory Notes, and secured to be paid as aforesaid. And if default shall be made in the payment of the said sum of money, or any part thereof, as provided in said Notes or if the interest that may grow due thereon, or any part thereof, shall be behind and unpaid for the space of Sixty days after the same should have been paid, according to the terms of said Promissory Notes, then and from thenceforth it shall be optional with said party of the second part, her executors, administrators and assigns, to consider the whole of said principal sum expressed in said Notes as immediately due and payable, although the time expressed in said Notes for the payment thereof shall not have arrived, and immediately 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 parties of the first part, their heirs, executors, administrators or assigns, according to law; and out of the money arising from such sale to retain the principal and interest which shall then be due on the said Promissory Notes, together with the costs and charges of foreclosure suit, and also the sum of One Hundred Dollars, and a percentage at the rate of Five per cent upon the amount of judgment recovered as counsel fees: or in