remain unpaid and in arrear for the space of forty days then and from thenceforth that is to say after the lapse of the said forty days so much of the aforesaid principal sum of One Thousand Dollars as remains unpaid with all arrearage of interest thereon shall at the option of the said party of the second part his executors administrators or assigns become and be due and payable immediately thereafter although 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 parties of the first part & their 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 his 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 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 his heirs executors administrators or assigns and the said parties of the first part doth hereby empower and authorize the said party of the second part his 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 heir 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