thereon at 10 per cent per annum then to pay the principal of said notes whether due and payable by the terms thereof or not and interest due on said notes up to the time of such sale rendering the overplus (if any) unto the said party of the first part her legal representatives or assigns on reasonable request (and it shall not be obligatory upon the purchaser or purchasers at any such sale to see to the application of the purchase money)) which sale or sales so made shall be a perpetual bar both in law and equity against the said party of the first part her heirs and assigns and all other persons claiming the premises aforesaid or any part thereof by from through or under said party of the first part or any of them. And in case of any suit or proceeding at law or in equity wherein said party of the second part shall be made a party by reason of his trusteeship under this deed he shall be allowed and paid his reasonable costs charges attorneys and solicitors fees in such suit or proceeding by said party of the first part and the same shall be a further charge and lien upon said premises under this deed to be paid out of the proceeds of sale thereof as aforesaid with interest thereon at the rate of ten per cent per annum if not otherwise paid by said party of the first part. And the said party of the second part or his successor in trust with or without readvertising is hereby authorized and empowered to postpone or adjourn said sale from time to time or any length of time at his discretion and also to sell the said premises en masse or in separate parcels as he may prefer or think best. And the said Louisa J. Shotwell for her and her heirs executors and administrators covenants and agrees to and with the said party of the second part and his successors in trust hereinafter named that at the time of the ensealing and delivery of these presents she is well seized of said premises in fee simple and has good right full power and lawful authority to grant bargain and sell the same in manner and form as aforesaid, that the same are free and clear of all liens and incumbrances whatsoever. And the said party of the first part will in due season pay all taxes and assessments on said premises; and at the request of the party of the second part will keep all buildings that may at any time be on said premises during the continuance of said indebtedness insured in such company or companies as