

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 money which may have been advanced and paid by them on account of taxes insurance, liens, claims adverse titles or incumbrances on said premises as hereinafter mentioned with interest thereon at the rate of twelve per cent. per annum from the date of such advancement until the same is fully repaid 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 herein 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 his 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 therein conveyed with interest thereon at twelve per cent. per annum from the date of said advancement until the same is fully repaid 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 do or permit to be done to in upon or about said premises anything that may in anywise tend to diminish the value thereof or to impair or weaken the security intended to be effected by virtue of this instrument; or shall fail in any wise to fully keep and perform all the covenants