

doth hereby empower and authorize the said mortgage Guaranty Company of America, its successors or assigns, to grant, bargain, sell, release and convey the said Premises, with the appurtenances, at Public auction or vendue, at the door of the Court House, in the County aforesaid, to the highest bidder for cash, three weeks previous notice of the time, place and terms of sale having been first given once a week in some newspaper published in said county, at which sale they, or any of them, shall have the right to become purchasers of the said Premises, and on such sale to make and execute to the purchaser or purchasers, his, her or their heirs and assigns forever, a conveyance in fee of the said Premises, freed and discharged from all equity of redemption and right of dower, and all and every other encumbrance subsequent to this mortgage; and after deducting from the proceeds of said sale all taxes due thereon, or which may have been paid by the mortgagee, the principal and interest due on the said debt, and ten per cent. attorney's fees, premiums of insurance and the costs and charges of the said sale, then to hold the surplus subject to the rights of the holder of any subsequent lien or encumbrance on the said Premises, who may give express notice in writing of his holding the same, and if no such claims be made, then to pay such surplus to the said mortgagor. But if the said proceeds shall be insufficient to pay the said debt, interest, taxes, fees, costs, and charges, the amount unpaid shall not be extinguished by the mortgagee becoming the purchaser of the Premises. The completion of said sale by conveyance, shall entitle the purchaser to immediate possession of the Premises; and any holding of the same thereafter by the said mortgagor or other persons holding under him, shall be as tenant of the said purchaser, at a rent of Twenty-five and no/100 (\$25.00) dollars per month, payable monthly; and the said purchaser may at any time determine such tenancy by giving one month's notice to the party in possession, or without such notice, in case at any time any rent be due and unpaid; and in either of said cases such purchaser shall have the right to obtain possession of the said Premises, as in other cases of landlord and tenant, upon the determination of a lease. In case of sale by any corporation as mortgagee or assignee of this mortgage, the deed shall be executed in the name of the mortgagor by the President of said corporation, as attorney in fact.

and the said mortgagor doth, as additional security,  
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