

then remaining unpaid, together with all interest and any sums paid by the holder or holders of the said note and mortgage, or by the guarantors for taxes, insurance, or to remove prior liens or encumbrances, and to the discharge of the debt hereby created, including any expense incurred in discharging said debt and owing the over-plus, if any, to the legal representative of the mortgagor, or to the beneficiary or beneficiaries under said policy or policies as the case may be, but if the mortgagor shall fail to pay the premiums of said policy or policies of insurance as the same shall become due and payable then upon the application of the guarantor, it shall be the duty of the company herein below named to declare all of the said indebtedness immediately due and payable and to advertise and convey the said property and distribute the proceeds as hereinafore set out.