

come, and all insurance premiums and taxes, then this deed of bargain and sale shall cease determine and be utterly null and void. But in case of the non payment of the said First National Bank and any and all renewals thereof, with the interest thereon, or any part thereof, or any part of the interest to be come due, according to the true intent and meaning of the said note and renewals thereof, or in case the said mortgagor, heirs, executors or administrators, shall neglect or fail to pay the taxes upon the said property, or shall neglect or fail to insure the house and building on said land and keep the same insured as aforesaid, then, upon the violation of any or all of said covenants and agreements, the whole amount of said debt, at the option of the lawful holder thereof, shall become due and collectible at once, anything hereinbefore or in said obligation contained to the contrary notwithstanding, and it shall and may be lawful for the said mortgagee, their successors and assigns, and the said mortgagor I do hereby empower and authorize the said mortgagee their and 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 news paper published in said county; at such 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

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