

for the first part and of each and every stipulation  
to be performed on the part of the said parties of the first  
part, the said shall be null and void; otherwise to be  
and remain in full force and effect.

But if and as often as default shall be made in  
any of the conditions stipulation and premises herein  
contained on the part of the said parties of the first  
part or on the failure to pay the said interest and  
premium when due or to pay the said taxes or assess-  
ments when due or to keep said premises continuously  
insured for the benefit of the parties of the second part  
as agreed to be done, or on the failure of the parties  
of the first part to do any of the things herein stipulated  
to be done on the part of the parties of the first part  
at the time and in the manner they or he have agreed  
to be done, then in either or any such case the whole  
principal sum of or sums secured by this instrument  
and the interest and premium accrued on the  
same up to such default at the election of said  
party of the second part, its successors or assigns  
or its or their agents shall thereupon become  
at once due and payable and the said parties  
of the first part do hereby authorize and empow-  
er the said party of the second part its successors  
or assigns, its own heirs or its or his agent or  
attorney at his election and without notice of said  
instrument to at once foreclose the mortgage for the  
whole of said principal sum or sums and the  
accrued interest and premium with all money  
paid out by the party of the second part or the owner of the  
mortgage for taxes and assessments, insurance and the  
expenses of keeping said premises in good repair, together  
with six per cent interest per annum on said sums  
so expended and to sell the said hereby granted premises  
at public auction for cash after ten days notice by publica-  
tion in a newspaper or if there be no newspaper published  
in the County where the premises are situated then by  
written notice posted at the Court house doors, and convey  
the same to the purchaser in fee simple, and out of the  
money arising from such sale to retain the principal  
sum secured hereby with said interest and premium  
and all money paid out for taxes, assessments  
insurance and repairs (which if not paid by the party  
of the first part when properly due and payable, may be