

ministrators shall warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons, except said mortgage. Provided, nevertheless that if I, or my heirs, executors, administrators or assigns, shall pay unto the grantee or his executors, administrators or assigns, the sum of Thirteen Hundred Dollars on demand, with interest semi-annually at the rate of five percent per annum, and until such payment shall pay all taxes and assessments, to whomsoever laid or assessed, whether on the granted premises, or on any interest therein, or on the debt secured hereby; shall keep the buildings thereon insured against fire, in a sum not less than Thirteen Hundred Dollars, for the benefit of the grantee, and his executors administrators and assigns, in such form and at such insurance offices as they shall approve, and shall not commit or suffer any strip or waste of the granted premises, or any breach of any covenant herein contained, then this deed, as also a note of even date herewith, signed by me, whereby I promise to pay to the grantee or order the said sum and interest at the times aforesaid, shall be void. But upon any default in the performance or observance of the foregoing condition, the grantee or his executors, administrators or assigns, may sell the granted premises, or such portion thereof as may remain subject to this mortgage in case of any partial release hereof, together with all improvements that may be thereon, by public auction in said Henderson, first publishing a notice of the time and place of sale once each week for three successive weeks in some one newspaper published in said County, the first publication of such notice to be not less than twenty one days before the sale, and may convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee simple; and such sale shall forever bar me and all persons claiming under me from all right and interest in the granted premises, whether at law or in equity. And out of the money arising from such sale the grantee or his representatives shall be entitled to retain all sums then secured by this deed, whether then or thereafter payable, including all costs, charges and expenses incurred or sustained by them by reason of any default in the performance or observance of the said condition, rendering the surplus, if any, to me or my