

promissory note bearing date of December 27, 1963 and made by party of the first part payable in fifteen annual installments to the order of said parties of the second part, and these presents shall be void if such payment be made according to the terms and conditions thereof. But in case default be made in the payment of the principal or interest of said promissory note, or any part thereof, when the same shall become due and payable, according to the terms and conditions thereof, then the said parties of the second part, their executors, administrators or assigns, are hereby empowered to sell the said premises, with all and every of the appurtenances, or any part thereof in the manner prescribed by law, and out of the money arising from such sale to retain the whole of said principal and interest, whether the same shall be then due or not, together with the costs and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the said party of the first part, its successors or assigns. And in any suit or other proceeding that may be had for the recovery of said principal sum and interest, on either said note or this mortgage, it shall and may be lawful for the said parties of the second part, their heirs, executors, administrators or assigns, to include in the judgment that may be recovered, reasonable counsel fees and charges of attorneys and counsel employed in such foreclosure suit, as well as all payments that the said parties of the second part, their heirs, executors, administrators or assigns may be obliged to make for parties of the second part or their security by insurance or on account of any taxes, charges, incumbrances or assessments whatsoever on the said premises or any part thereof, together with interest thereon at the rate of 6 per cent from the time of said payment.