sum that may become due and payable as is hereinafter provided then the party of the second part his executors administrators and assigns are hereby empowered to sell the premises above described 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 said principal and Attorney's fees and such other sum or sums as may be due hereunder together with the costs and charges of making such sale and the overplus if any pay on demand to the party of the first part his heirs or assigns.

It is expressly understood and agreed that said premises are and shall be kept untill this Mortgage is fully paid and satisfied free from all liens or incumbrances whatsoever that shall or may have precedence of this mortgage that all buildings and tenements that are now upon or that may hereafter be erected upon said premises shall be kept fully insured during all the time that this Mortgage shall remain unpaid or unsatisfied in one or more good and responsible fire insurance companies against all loss or damage by fire, the loss of damage if any to be made payable to the said party of the second part his executors administrators and assigns and in case the said party of the first part his heirs or assigns shall fail neglect or refuse to obtain said insurance or to pay all taxes street assessments machanics liens or claims of every name and nature that are or may become a lien or liens upon said premises having precedence of the lien of this mortgage before the same shall become delinquent, then the said party of the second part his executors administrators and assigns, May