moneys arising from such sale to retain the said ~~premises~~ principal and interest although the time for payment of said principal sum may not have expired together with the costs and charges of making such sale and of suit for foreclosure including counsel fees at the rate of five per cent upon the ~~whole~~ amount which may be found to be due for principal and interest by the said decree and in case said foreclosure suit is settled before judgment is Recovered then also a counsel fee at the rate of aforesaid and also the amounts both principal and interest of all such payments of liens taxes or other Encumbrances as may have been made by said party of the second part its successors or assigns by reason of the provisions hereinafter given and the over plus if any there be shall be paid by the party making such sale on demand to the said parties of the first part their heirs or assigns.

And it is hereby agreed that it shall be lawful for the said party of the second part its successors or assigns to pay and discharge at maturity all liens or other Encumbrances now subsisting or hereafter to be laid or imposed upon said lot of land and premises whether municipal or otherwise and which may be in effect a charge thereupon and such payments shall be allowed with interest thereon at the rate of twelve per cent per annum and such payments and interests shall be considered as secured by these presents and a charge upon said premises and may be collected by said party of the second part from the proceeds of the sale above Authorized

And it is also agreed that any tax or assessment of any kind whatever that may be imposed by any legal Authority upon said notes and Mortgage or Either of them shall be borne and paid by said first parties ~~of the~~ and whatever sum shall be paid and incurred by said second party its successors or assigns on account of the said tax or assessment shall be allowed with interest thereon at the rate of twelve per cent per annum and such payments