

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, including the attorney's fee provided for herein; and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the said parties of the first part, her heirs 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 party of the second part, her heirs, executors, administrators or assigns, to include in the judgment that may be recovered, counsel fees and charges of attorneys and counsel employed in such foreclosure suit, the sum of Two Hundred Dollars (or in case of settlement or payment being made after suit has been commenced, and before the final decree has been entered thereon, an attorney's fee of Fifty Dollars shall be taxed as part of the costs in such suit), as well as all payments that the said party of the second part, her heirs, executors, administrators or assigns may be obliged to make for her or their security by insurance or on account of any taxes, charges, incumbrances or assessments whatsoever on the said premises or any part thereof.

And the said parties of the first part hereby agree to keep the buildings and other improvements on said premises in good repair, and to keep the said buildings insured against loss by fire during the continuance of this mortgage, in some reliable insurance company or companies, to be approved by the holder of this mortgage, in a sum not less than \$1000.00 with loss, if any, payable to the said party of the second part, heirs, executors, administrators and assigns as her interest may appear, and to deliver said policies to the holder of this mortgage, with all premiums fully paid thereon, and any failure so to do, or to comply with any of the provisions hereof, shall work a forfeiture of the conditions of this mortgage and cause the full sum of both principal and interest of said promissory notes to become im-