

the same insured as aforesaid or to observe any of the covenants and agreements herein on his part; then, upon the violation of any or all of said covenants and agreements, the whole amount of said debt, at the option of the lawful holder thereof, shall become due and collectible at once, anything herein before or in said obligations contained to the contrary notwithstanding, and upon said debt being due and collectible; it shall and may be lawful for the said Mortgage Guarantee Company of America, its successors and assigns, and the said L. H. Faris doth hereby empower and authorize the said Mortgage Guarantee Company of America its successors or assigns to grant, bargain, sell, release and convey the said premises, with the appurtenances, at public auction or vendue, at the door of the Court-House in the County aforesaid to the highest bidder for cash, three weeks previous notice of the time, place and terms of sale having been first given once a week in some newspaper published in said County, at which sale they or any of them, shall have the right to become purchasers of the said premises and on such sale to make and execute to the purchaser or purchasers, his, her, or their heirs and assigns forever, a conveyance in fee of the said premises, freed and discharged from all equity of redemption and right of dower, and all and every other encumbrance subsequent to this mortgage; and after deducting from the proceeds of said sale all taxes due thereon, or which may have been paid by the mortgagee, the principal and interest due on the said debt, and ten per cent, Attorney's fees, premiums of insurance and the costs and charges of the said sale, then to hold the overplus subject to the rights of the holder of any subsequent lien or encumbrance on the said premises, who may give express notice in writing of his holding the same, and if no such claims be made, then to pay such overplus to the said mortgagee, But if the said proceeds shall be insufficient to pay the said debt, interest, taxes, fees, costs and charges the amount unpaid shall not be extinguished by the mortgagee becoming the purchaser of

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