

his heirs, executors, administrators or assigns shall not do or suffer any act to be done in, upon or about said premises, or any part thereof, whereby the value of said mortgaged property shall be impaired or weakened as a security for said debt; Provided Always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if & the said F. S. Payne do and shall well and truly pay or cause to be paid, unto the said F. S. Royster Luanos Company the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said bond and all insurance premiums and taxes, then this deed of bargain and sale shall cease, determine and be utterly null and void. But in case of non payment of the said debt or sum of money, with interest thereon, or any part thereof, or any part of the interest so to be come due, according to the true intent and meaning of the said bond or in case the said mortgagor his heirs, executors or administrators, shall neglect or fail to pay the taxes upon the said property, or shall neglect or fail to insure the house and building on said land, and keep the same insured as aforesaid, 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 be come due and collectible at once, anything herein before or in said obligation contained to the contrary notwithstanding, and it shall and may be lawful for the said F. S. Royster Luanos Company, its successors and assigns, and the said F. S. Payne doth hereby empower and authorize the said F. S. Royster Luanos Company, 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