

published in said county; at which sale they or any of them, shall have the right to become purchaser 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 of 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 over plus 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 claim be made, then to pay such over plus to the said F. S. Payne, his heirs, executors, administrators or assigns. 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 the premises. The completion of said sale, by conveyance, shall entitle the purchaser to immediate possession of the premises; and any holding of the same thereafter by the said F. S. Payne or other person holding under shall be as tenant of the said purchaser, at a rent of \_\_\_\_\_ dollars per month, payable monthly; and the said purchaser may at any time determine such tenancy by giving one month's notice to the party in possession, or without such notice, in case at any time month's rent be due and unpaid; and in either of said cases such purchaser shall have the right to obtain possession of the said premises, as in other cases of Landlord and tenant upon the determination of a lease. In case of sale by any corporation as mortgagee or assignee of this mortgage, the deed shall be executed in the name of the mortgagee by the president of said corporation, as Attorney in fact. And the said mortgagee doth, as additional