

But if and as often as default shall be made in any  
 of the conditions stipulations and provisions herein contained  
 on the part of the said party of the first part or on the failure  
 to pay the said interest and premiums when due, or to pay  
 the said taxes or assessments when due or to keep said  
 premises continuously insured for the benefit of the  
 party of the second part as agreed to be done or on  
 the failure of the party of the first part to do any of the  
 things herein stipulated to be done on the part of  
 the party of the first part at the time and in the manner  
 they are herein agreed to be done, then in either or any  
 such case the whole principal sum or sums secured by  
 this instrument and the interest and premiums accrued  
 on the same up to such default, at the election of the said  
 party of the second part, its successor or assign or its or  
 their agents shall therefore upon being duly at once  
 and pay able and the said party of the first part do hereby  
 authorize and empower the said party of the second part  
 its successor or assign its own husband or its or his  
 agent or attorney at his election and without notice of  
 said election to at once foreclose the mortgage for the  
 whole of said principal sum or sums and the accrued  
 interest and premiums, with all moneys paid out by the  
 party of the second part or the owner of the mortgage, for  
 taxes and assessments, insurance and expenses of  
 keeping said premises in good repair, together with six  
 percent interest per annum on said sums so  
 expended and to sell the said hereby granted premises  
 at public auction for cash after ten days notice by  
 publication in a newspaper or if there be no newspaper  
 published in the County, where the premises are situated  
 this by written notice posted at the Court house door  
 and convey the same to the purchaser in fee simple  
 and out of the moneys arising from such sale to  
 retain the principal sum secured hereby with said  
 interest and premium, and all moneys paid out for  
 taxes, assessments, insurance and repairs (which if not paid  
 by the party of the first part when properly due and pay able  
 may be paid by the party of the second part, and with the interest  
 thereon, may be collected as part of the moneys secured  
 by this mortgage), together with the interest on the same  
 as above and and all costs and charges of such foreclosure  
 and sale, including reasonable atty fees and pay it  
 over plus if any to the said party of the first part their heirs  
 Executors Administrators successors or assigns.  
 In case of sale as provided herein the party of the first part  
 may bid at such sale and if it is the highest bid and last  
 bid the property shall be conveyed to it as the purchaser.  
 The equity of redemption and right of repurchase are hereby  
 expressly waived.  
 And the party of the first part hereby expressly waives all rights