in any of said payments of principal or interest as aforesaid, or in the event of a breach of any of the covenants or agreements herein, the whole of said principal sum hereby secured, and the interest to the time of sale, and all moneys advanced to that time, shall at the option of the legal holder of said indebtedness, or any part thereof, or the trustee herein named, or then acting, or either or any of them, at once become absolutely due and payable, without notice of the first party, and the said premises may be sold in like manner and with the same effect as though said indebtedness had fully matured by lapse of time in said obligation mentioned.

It is agreed and stipulated, with the assent of all the parties hereto, that this instrument shall not be cancelled, satisfied or released by any person without the assent in writing of the legal holder of said note or notes, or the actual production of said note or bond by the party entering such satisfaction, and that any release or satisfaction made or executed otherwise than as above provided shall be null and void. It is further agreed that it shall not be necessary to record an assignment of this instrument, but this stipulation shall stand in lieu and in place of such recording. It is further agreed that the Recorder of Deeds shall certify of record to the production of the note or notes secured hereby by the person entering satisfaction of the same.

And Further, That in case of the death, absence from the Territory in which the said land is situated, resignation, or other inability or refusal to act, of the said second party, then it shall be competent for the said second party or his successor in trust, or the holder of said indebtedness, or any part thereof, at his or their option, to appoint and substitute any other person as Trustee to act instead of the party of the second part who shall upon such appointment succeed to and be vested with all the rights, power and authority conferred upon the second party by these presents, and shall be the successor in trust of the party of the second part in all respects, and full power and authority to make such appointment is hereby given as aforesaid.

And if by reason of delay of any sort, the first interest note shall on its face amount to more than eight per cent interest per annum on the principal sum from date of