said premises, this note or lien as herein provided redeem said premises from tax sale remove all statutory or other liens or adverse title therefrom without inquiring into the validity of any tax deed or tax sale, or of any lien or incumbrance so paid or redeemed from or procure said insurance on failure of said first party so to do and all money so advanced with interest at eight per centum per annum from the date of such expenditures shall be secured by this indenture and repaid by said first party on demand.

If there shall be a failure to pay said principal or interest or any part thereof or of any notes given in renewal of the note herein mentioned when the same, or any part thereof becomes due or to comply with any covenant agreement or condition of this indenture then the whole of the indebtedness secured hereby shall, without notice, at the option of the Trustee or the legal holder or holders of said note or either of them become immediately due and payable and the said Trustee acting for himself or at the request of such legal holder may proceed to sell the property hereinbefore described or any part thereof at public vendue to the highest bidder for cash first giving twenty days public notice of the time terms and place of sale and of the property to be sold by advertisement in some newspaper published in the District (or should Indian Territory become a State, then the County) where the said lands or a part thereof are situated and upon such sale shall execute and deliver the necessary deed or deeds in fee simple of the property sold to the purchaser or purchasers thereof and receive the proceeds of such sale and all recitals in such deed or deeds shall be received as prima facie true and evidences of facts and the