

[*her or their*] heirs or assigns to enter into possession of the said lands, tenements, hereditaments and premises hereby conveyed, or mentioned or intended so to be, and to receive and take the rents, issues and profits thereof, and whether in or out of possession of the same, to make any lease or leases thereof, or of any part thereof as he [*she or they*] shall think fit, and also to sell and absolutely dispose of the said lands, tenements, hereditaments, and premises hereby conveyed or mentioned, or intended so to be, or any part or parts thereof, with the appurtenances by public auction or private contract, or partly by public auction and partly by private contract, as to him [*her or them*] shall seem meet, and to convey and assure the same when so sold unto the purchaser or purchasers thereof, his, [*her or their*] heirs and assigns, or as he, she or they shall direct and appoint, and with full power to buy in or to rescind and contract for the sale thereof or of any part thereof, and to resell the same or any part thereof without being responsible for any loss from the same, and to execute and do all such assurances, acts, matters and things as may be found necessary for the purposes aforesaid; and the said mortgagee [*or mortgagees*] shall not be responsible for any loss which may arise by reason of any such leasing or sale as aforesaid, unless the same shall happen by reason of his [*her or their*] wilful neglect or default; and it is hereby further agreed between the parties to these presents, that, until such sale or sales shall be made as aforesaid, the said mortgagee [*or mortgagees*] his [*her or their*] heirs, executors, administrators or assigns shall and will stand and be possessed of and interested in the rents and profits of the said lands, tenements, hereditaments and premises in case he [*she or they*] shall take possession of the same, on any default as aforesaid, and after such sale or sales shall stand and be possessed of and interested in the moneys to arise and be produced by such sale or sales upon trust in the first place to pay and satisfy the costs and charges of preparing for and making sales, leases and conveyances as aforesaid, and all other costs and charges, damages and expenses which the said mortgagee [*or mortgagees*] his [*her or their*] heirs, executors, administrators or assigns, shall bear, sustain or be put to for taxes, rent, insurances and repairs, and all other costs and charges which may be incurred in and about the execution of any of the trusts in him [*her or them*] hereby reposed, and in the next place to pay and satisfy the principal sum of money and interest hereby secured or mentioned or intended so to be, or so much thereof as shall remain due and unsatisfied up to and inclusive of the day when the said principal sum shall be paid and satisfied; and after full payment and satisfaction of all such sums of money and interest as aforesaid, upon this further trust that the said mortgagee [*or mortgagees*] his [*her or their*] heirs, executors, administrators or assigns do and shall pay the surplus, if any, to the said mortgagor [*or mortgagors*] his [*her or their*] executors, administrators or assigns, or as he [*she or they*] shall direct and appoint,