

indenture does immediately become due and payable  
 at the option of the party of the second part or his assigns  
 to be at any time thereafter exercised without notice to the party  
 of the first part but the legal holder of this mortgage may at his  
 option pay or cause to be paid the said taxes and assessments  
 so due and payable and such premiums and charges for  
 insurance as the mortgagor or her assigns shall neglect  
 or refuse to pay as hereinafter set forth and charge them against  
 said party of the first part and the amounts so charged shall  
 be an additional lien upon the said mortgaged property and may  
 be enforced and collected in the same manner as the principal  
 debt hereby secured together with the interest at the rate of  
 8 per cent per annum payable semiannually until  
 fully paid and discharged but whether the party of the second  
 part elect to pay such taxes assessments and insurance  
 or not it is distinctly understood that in all cases of delin-  
 quencies as above enumerated then in like manner the said  
 note and the whole of said sum shall immediately become due  
 and payable and said mortgage or his assigns may immedi-  
 ately cause this mortgage to be foreclosed and shall be en-  
 titled to the immediate possession of the premises and the rents  
 issues and profits thereof and the said party of the first part  
 shall and will at her own expense from this time until said note  
 and interest and all liens and charges by virtue hereof are fully  
 paid off and discharged keep the buildings erected and to be erected  
 on said lands insured to the amount of Five Hundred Dollars  
 to the satisfaction of the mortgage or his assigns in some responsible  
 Insurance Company duly authorized to do business in this state for  
 the benefit of the party of the second part and his assigns and said  
 party of the first part hereby promises and agrees to and with said  
 party of the second part that in any action that may be brought  
 for any amount that may be due and unpaid upon said note or by  
 virtue of any of the provisions of this mortgage or to enforce the same  
 the party of the second part or his assigns shall be entitled to and  
 may have recover and receive of and from said party of the first part  
 a reasonable attorneys fee for services in such action and such  
 attorneys fee together with interest at the rate of 8 per cent per an-  
 num after judgment rendered therefor shall be an additional  
 lien upon the property hereby mortgaged and shall be included  
 in any judgment rendered in any action as aforesaid <sup>and</sup>  
 collected and the lien thereof enforced in the same manner as  
 the principal debt hereby secured And the said party of the  
 first part hereby waives all benefits of the stay, valuation