

Now if the said party of the first part shall well and truly pay or cause to be paid the said sum of money in said note mentioned with the interest thereon according to the tenor and effect of said note then these presents shall be null and void but if said sum of money or any interest thereon is not paid when the same is due and payable or if any taxes or assessments levied against said property are not paid when the same are payable then in either of these cases the whole of said sum mentioned in said note together with the interest thereon shall and by this 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 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 ten per cent per annum payable semiannually until fully paid and discharged but whether the party of the second part elect to pay such taxes and assessments or not it is distinctly understood that in all cases of delinquencies 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 immediately cause this mortgage to be foreclosed and shall be entitled to the immediate possession of the premises, and the rents, issues and profits thereof. 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 attorney's fee for services in such action and such attorney's fee together with interest at the rate of ten per cent per annum 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