the legal rate of twelve per cent. And the said party of the second part, or his successors in trust, shall become and be at once entitled to the full possession of said premises and all the emblements thereon, and to have and to receive all rents, issues and profits thereof; and have full power to control the same and especially to prevent all waste of whatever nature, by any person whomsoever, upon all or any part of said premises, and upon application of the said party of the third part, or the legal holder of said promissory note, shall proceed at once to foreclose this deed in his own name, or otherwise by suit in any court of competent jurisdiction and to obtain a decree for for the sale and conveyance of said premises and the emblements thereon, by said party of the second part, or his successors in trust as such trustee, or as special commissioner under any order of Court, and out of the proceeds of said sale to pay, first, all costs of said suit, including such commissions on said sale as are allowed sheriffs by law; second all costs, expenses and charges of executing this trust, and a sum equal to ten per cent. of the amount due on said indebtedness at the date of decree, as attorney's fees for foreclosing this deed; and all sums due said party of the second part, or his successors in trust, and the said party of the third part, or the legal holder of said note for moneys advanced for payment of taxes, insurance and other purposes concerning said premises, under any of the provisions of this deed, with twelve per cent. interest thereon, as herein provided; and third said indebtedness with interest and costs. The remainder, if any, to be paid over to said party of the first part, or their legal resentatives.

It is hereby agreed, That if the said party of the second part or his successors in trust, shall at any time advance money for insurance on said premises, or to pay taxes levied thereon, or to redeem the same from any sale for taxes, or to protect their title thereto in any manner whatever; or in case of any suit or proceeding at law or in equity, wherein said party of the second part or his successors in trust, shall be made a