

the entire debt remaining secured by this mortgage shall at the option of said Mortgagees become at once due and payable, without notice. And in the event that any installment shall become overdue for a period in excess of fifteen (15) days, a "late charge" of four cents (4¢) for each dollar (\$1.00) so overdue may be charged by the holder hereof for the purpose of defraying the expense incident to handling such delinquent payment.

**In Payment
of Taxes**

The Mortgagor agrees that there shall be added to each payment required hereunder or under the evidences of debt secured hereby an amount estimated by the Mortgagees to be sufficient to enable the Mortgagees to pay, as they become due, all taxes, assessments, and similar charges upon the premises subject hereto; any deficiency because of the insufficiency of such additional payments shall be forthwith deposited by the Mortgagor with the Mortgagees upon demand by the Mortgagees. Any default under this paragraph shall be deemed a default in payment of taxes, assessments or similar charges required hereunder.

That should said Mortgagor fail to make payment of any taxes, charges or assessments, levied against said property or any part thereof before the same become delinquent, said mortgagees may, at their option, pay the amount of such tax, charge or assessment, together with any expense incident thereto, and any amount so paid shall be repaid by said Mortgagor to said Mortgagees on demand with interest thereon at the rate of Ten per cent (10%) per annum from the date of payment by said Mortgagees, and unless so repaid shall become a part of the debt secured by this mortgage, and the entire debt remaining secured by this mortgage shall at the option