stipulated to be paid in said note and coupons thereto attached, and in the covenants or agree-ments herein, shall become immediately due and payable, at the option of the party of the third part or the legal holder of said note, and said party of the second part shall, at the request of the legal holder of said note, proceed at once to foreclose this deed in its own name or otherwise, by suit in a court of competent jurisdiction, and to obtain a degree for the sale and conveyance of said premises, the emblements thereon and the fixtures thereto attached; and in case suit is brought hereon, the rate of interest stated in said principal note and coupons shall be waived, and said note shall bear interest at the rate of twelve per cent per annum, computed annually, from the date thereof to the time when the money shall be actually paid. But any payments made on account of interest shall be credited in said computation so that the total amount of interest collected shall be, and shall not exceed, the lawful rate of twelve per cent., and said party of the second part, or its successors in trust, shall become and be at once entitled to the full possession of said premises and all the emblements thereon and fixtures thereto attached, and to receive all rents, issues and profits thereof, and have full power to control the same, especially to prevent all waste of whatever nature by any person whomsoever, upon any part of said premises, during said foreclosure proceedings. Said premises shall be sold under said decree, and out of the pro-ceeds of said sale there shall be paid: First: The costs of said suit. Second: All sums due said trustee or its successors in trust, or the legal holder of said note, for moneys advanced under any of the provisions of this deed, with twelve per cent. interest thereon. Third: Said indebtedness, with interest as provid-ed in this instrument, and costs. The remain