lect to procure or renew insurance as hereinbefore provided, or in case of breach of any of the covenants or agreements herein contained, then, and in that case, the whole of the moneys, principal and interest, hereby secured, shall, at the election of the said party of the second part, become immediately due and payable, and this mortgage may be foreclosed in the manner and with the same effect as if the said indebtedness had matured by lapse of time. And in case of refusal or neglect of the said party of the first part to so insure said premises and pay such taxes and assessments, the said party of the second part, or any legal holder of said note, may procure and pay for such insurance, and pay such taxes and assessments; and all moneys so paid, with interest thereon at eight per cent. per annum, shall become so much additional indebtedness against said party of the first part, and secured by this mortgage, and may be paid out of the proceeds of any sale of said lands and premises. And in case of filing a bill to foreclose this mortgage, the Court may appoint a receiver with power to collect the rents and profits arising out of said premises during the pendency of such foreclosure suit, and until the day of redemption expires; and such rents and profits shall be paid to the purchaser or purchasers at such sale of said premises, provided, however, that in case of redemption from such sale the same shall be accounted for as so much paid upon said indebtedness. And the said party of the first part covenants and agrees to deliver up possession of said premises to any receiver that may be so appointed by the Court, peaceable on demand. And in case of a bill filed to foreclose this mortgage, the party of the first part covenants and agrees to pay all reasonable solicitor's fees, and all costs and expenses incurred in and about such foreclosure suit, and the same are hereby made a debt against the said party of the first part, and charge upon said premises, and shall be recovered and entered up in the decree of foreclosure, and collected in the same manner as the other moneys secured by this mortgage.

Provided, Always, That if the said party of the first part, or his heirs, executors or administrators, shall pay or cause to paid one certain promissory note of even date herewith according to the tenor and effect thereof executed by said first party to said second party in the sum of Twenty Thousand Dollars ($20000) with interest at 7% per annum payable semi-annually from date until paid falling due ten years after date with right reserved by maker to pay entire principal and interest remaining unpaid thereon at the end of any interest year after July 1st 1896. The words and figures (twenty two thousand dollars ($22.000)) interlined before the signing of this mortgage, then these presents shall be null and void, anything hereinbefore contained to the contrary notwithstanding.