

in case any interest on any of said sums shall remain unpaid for ten days after the same becomes due then the entire sums covered by said bond and secured by this Mortgage deed to become immediately due and payable without any notice of any kind whatsoever the same to be collected in like manner as if the full time provided in said bond had expired. It is hereby expressly agreed that said first party shall insure the buildings that are insurable herein in favor of the party of the second part against loss or damage by fire in such sum and in such fire insurance companies as the second party may direct and maintain such insurance during the continuance of this loan.

It is further expressly agreed, That the first party shall at all times keep the taxes and assessments of any and all kinds that may become liens upon said premises fully paid and satisfied and that said security shall remain and be kept as good as the same is now during the continuance of this loan.

It is further agreed that the first party shall repay to the second party all and every such sum or sums of money as may have been paid by them or any of them for taxes or assessments or for premiums and costs of insurance or on account of or to extinguish or remove any prior or outstanding title, lien, claim or incumbrance on the premises hereby conveyed with interest thereon at the rate of twelve per centum per annum from the time the said sum or sums of money may have been respectively so advanced and paid until the same are repaid and all of which said sum or sums of money and the interest to accrue thereon shall also be a charge upon said premises and shall be secured by this instrument in the same manner as the said principal sum payable by the said bond is secured thereon.

It is further agreed, That in case of default in the payment of said bond or any part thereof or any of the sums of money to become due herein specified according to the tenor and effect of said bond or in the case of the breach by the said party of the first part of any of the covenants or agreements herein mentioned by said first party to be performed then and in that case the bond secured hereby shall bear interest at the rate of twelve per centum per annum from date and this conveyance shall become absolute and the party of the second part be at once entitled to the possession of the said above described premises and to have and receive all the rents and profits thereof. And the said bond with interest accrued thereon and all moneys which may have been advanced and paid by the said second party with the aforesaid interest thereon shall thereupon each and every one of them become and be at once due and payable. And in case of the foreclosure of this mortgage party of the first part agrees to pay ten per cent attorneys fee upon the amount to be recovered herein said fee