mortgage may at his option pay or cause to be paid the said taxes and assessments so due and payable and such premiums and charges for insurance as the mortgagor or his assigns shall neglect or refuse to pay as hereinafter set forth and charge them against said parties of the first part and the amounts so charged shall be an additional lien upon the said mortgaged property and may be enforced and collected in the same manner as the principal debt hereby secured together with interest at the rate of ten per cent per annum payable semi annually until fully paid and discharged but whether the party of the second part elect to pay such taxes assessments and insurance or not it is distinctly under=stood that in all cases of delinquencies as above enumerated then in like manner the said note and the whole of said sum shall immediately become due and payable and said mortgagee or his assigns may immediately cause this mortgage to be foreclosed and shall be entitled to the immediate possession of the premises and the rents issues and profits thereof and the said parties of the first part shall and will at their own expense from this time until said notes and interest and all liens and charges by virtue hereof are fully paid off and discharged keep the buildings erected and to be erected on said lands insured to the amount of Three Hundred Dollars to the satisfaction of the mortgagee or his assigns in some responsible Insurance Company duly authorized to do business in this State for the benefit of the party of the second part and his assigns and said parties of the first part hereby promise and agree to and with said party of the second part that in any action that may be brought for any amount that may be due and unpaid upon said notes or by virtue of any of the provisions of this mortgage or to enforce the same the party of the second part or his assigns shall be entitled to and may have recover and receive of and from said parties of the first part a reasonable attorney's fee together with interest at the rate of Ten per cent per annum after judgment rendered therefor shall be an additional lien upon the property hereby mort-=gaged and shall be included in any judgment rendered in any action as aforesaid and collected and the lien thereof enforced in the same manner as the principal debt hereby secured and the said parties of the first part hereby waive all benefits of the stay valuation or appraisement laws of the State of Kansas