

any of the principal sum payable thereby or any installment of interest thereon as the said principal and interest and each and every one of them shall become due and payable by the tenor and effect of said note or shall fail to repay to said party of the second part or to the legal holder of said note at the respective times when the principal sum payable thereby, or any installment of interest thereon shall become due and payable as aforesaid, all and every such sum or sums of money as may have been paid by them or any of them, for taxes and assessments or for premiums and costs of insurance or on account of or to extinguish or remove any prior or outstanding titles liens, claims or incumbrances on the premises hereby conveyed with the aforesaid interest thereon, then and in such case, this deed shall remain in full force and virtue, the said coupon mortgage note, with interest accrued thereon with costs of protest and protest damages as provided by law and all moneys which may have been advanced and paid by said party of the second part or the legal holder of said note aforesaid with the aforesaid interest thereon shall thereupon each and every one of them become and be presently due and payable at the option of the said party of the second part or the legal holder of said note; and said party of the second part, or the legal holder of said note shall become and be at once entitled to the possession of the above described premises, and to have and receive all the rents and profits thereof. And the said party of the first part hereby expressly agrees that if suit be instituted on said note, and for the foreclosure of this mortgage, a sum equal to ten per cent upon the amount due on said note shall be added to the same and included in and judgment rendered thereon, an attorney's fee for collection and service. But if said suit after being instituted shall be settled before judgment is rendered then half said amount shall be paid as said attorney's fee. And said party of the first part hereby agrees to procure and maintain policies of insurance on said above described premises in such insurance company as said party of the second part shall elect in the sum of Two Thousand Dollars. Provided, That every policy of insurance