

or placed thereon free from all liens of whatsoever nature; and to procure and deliver to the said party of the second part, at its office in the City of Milwaukee, in the State of Wisconsin, on or before the first day of May in each and every year, duplicate receipts of the proper officers for the payments of all such taxes and assessments levied or assessed on said premises or on this mortgage or the debt hereby secured or on the mortgage interest of the party of the second part in said premises, for the preceding year; and to pay all prior liens, if any, which may be found to exist on said property, and further to pay all costs, expenses and attorney's fees which may be made or incurred by said party of the second part, its successors or assigns, in or on account of any litigation or legal proceedings, (other than such as may be commenced by said party of the second part its successors or assigns, for the enforcement of this mortgage) which shall involve in any way the debt or moneys hereby secured, or the aforesaid described premises, or this mortgage, whether the same be instituted by a party or parties to this instrument or by some other person or persons; and in case of failure to keep or continue such insurance as above provided, or in case of the non-payment of any such taxes or assessment when the same shall become due and payable, or any lien claim, or in case of the failure to pay all prior liens against said property, as above provided, or in case of the failure to pay all costs expenses and attorney's fees on account of any litigation or legal proceedings involving the debt or moneys hereby secured, or the aforesaid described premises, or this mortgage, as above provided, the said party of the second part, its successors or assigns, may effect such insurance, and may pay such taxes and assessments, with the accrued interest, officers' fees and expenses thereon, the parties of the first part hereby waiving all irregularities, defect and informalities in such taxes and assessments and ⁱⁿ the assessments upon which such taxes are based, and may pay all lien claims and prior liens on said property with any interest charges and costs thereon, and may pay all costs and expenses and attorney's fees made or incurred in litigation or legal proceedings involving the debt or moneys hereby secured, or said premises, or this mortgage, as above provided, and the amounts or sums so paid for premiums and expenses of insurance, and for all such taxes or assessments, officers' fees and expenses on account thereof, and for any lien claim or prior liens on said property, with any interest charges and costs, expenses and attorney's fees made or incurred in litigation or legal proceedings involving the debt or moneys hereby secured, or said premises, or this mortgage, as above provided, shall be immediately