

attorneys' fees of ten (10%) per cent, for collecting the said debt or sum of money, and in addition thereto reasonable attorneys' fees for any litigation concerning the said debt or the premises hereinbefore described, and the said mortgagee, his heirs or assigns, shall have, in his discretion, authority to employ all broker agents and attorneys for the recovery of the within mentioned debt, by foreclosure or otherwise, pay for such services out of the proceeds of sale of said property, should a sale be made, and if no sale be made, and sum so paid on account of such services shall be secured hereby, and may be recovered in any suit or action hereupon or hereunder,

Second; That the mortgagor agrees to pay all taxes and charges assessed on said land before the same shall become delinquent and immediately thereafter exhibit to the said mortgagee, his heirs or assigns, or the holder of the within secured notes, or any of them satisfactory evidence of the performance of this covenant

Third; the said mortgagor agrees that she will, at her own expense, during the continuance of this deed keep the buildings on said premises insured against loss by fire, in some stock Fire Insurance Company or Companies acceptable to said mortgagee, his heirs or assigns, for an amount not less than eight thousand dollars, with loss, if any, payable under New York Standard Mortgage Clause to said mortgagee, his heirs or assigns; as his or their interest may appear.

Fourth; That the said mortgagor agrees that if she shall fail to pay the taxes or to insure the buildings on the lands therein described, as is hereinbefore stipulated, the said mortgagee his heirs or assigns may at their option without notice pay the taxes, effect such insurance and pay any premiums due thereon; and the amount so paid by them shall thereupon become part of the debt therein secured and with interest at the rate of six per cent per annum, until paid, shall become due and payable along with the next instalment of interest.

Fifth; That the said mortgagor, her agents and tenants, will permit, commit or suffer no waste impairment or deterioration of said property, that she will keep all the buildings, fences and other improvements on said land in as good condition of repair as they now are, and should there be impairment or deterioration in their value in the opinion of the said mortgagee, his heirs or assigns, the said mortgagor will immediately upon demand, make such repairs