

premises are not free and clear of all liens and encumbrances whatsoever; or if any suits have been begun affecting the same or if any tax or assessment be made or levied upon the debt secured hereby or upon the mortgage, its successors or assigns for or on account of this loan, either by the State or County, or for any local purpose, the mortgagee, its successors, or assigns shall have the right to declare the entire indebtedness secured hereby at once due and payable and the mortgagor or the person or persons claiming or holding under the mortgagor shall at once pay the entire indebtedness secured hereby. And, it is further covenanted and agreed that in case this mortgage or the indebtedness secured hereby be placed in the hands of an attorney for collection, or be collected by legal proceedings, or if it become necessary to establish it, or set it up in any legal proceedings, the further sum of ten per centum on the amount then due shall be paid by the mortgagor or the person or persons claiming through or under the mortgagor for attorney's fees, all of which shall stand secured by this mortgage and may be recovered in any suit or action hereupon or hereunder. And, it is further covenanted and agreed that upon default in the payment of any of the indebtedness secured hereby or any part thereof or any part of the interest thereof, or on failure of the mortgagor to keep and perform any of the covenants and conditions hereof, that it the mortgagee, its successors or assigns may enter and possess said premises and shall have, demand, collect, receive and receipts for the rents, income and profits of the same and apply the net residue thereof, after deducting all expenses, to the payment of said debts, and the entire rents, income and profits accruing from or issuing out of said premises, and until the indebtedness secured hereby shall be fully paid, are hereby assigned, transferred and delivered unto the mortgagee and its assigns, to be applied to said indebtedness after first deducting the expense of the collection thereof, all of which shall be without any liability whatsoever on the part of the mortgagee or its successors or assigns, for laches, or neglect in collecting the said rents, income and profits. And, it is also covenanted that upon default in the payment of any of the principal notes