

if any suits have been begun or shall be begun affecting the same, or if any tax or assessment be made or levied upon the debt secured hereby, or upon the mortgage, or its successors or assigns, for or on account of this loan, either by State or County, or for any local purpose, the mortgagee, or its successors, 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 mortgage, shall at once pay the entire indebtedness secured thereby.

The Mortgagor will pay all taxes or charges and any public rates or assessments on the above described property, and every part thereof, promptly as they become due and before they become delinquent, and upon the Mortgagor's failure to so pay the said taxes, charges, public rates or assessments, the Mortgagee shall have the right to pay same, and any sums so paid shall stand secured by this mortgage and bear interest from the date of payment until repaid at the rate of eight per cent. per annum.

And It Is Further Agreed and Covenanted by and between the said parties that until the debt hereby secured be paid, the said Mortgagor, its successors or assigns, shall and will pay all taxes or assessments on the property hereby mortgaged, or this mortgage or Note secured hereby when due and payable, and in case it fails to do so, the said Mortgagee, its successors or assigns, may pay said taxes or assessments, together with any costs or penalties incurred thereon, or any part thereof, and reimburse itself for the same under this mortgage.

And It Is Further Agreed and Covenanted between the said parties that in case the debt secured by this mortgage, or any part thereof, is collected by suit or action, or this mortgage be fore-