

to require the mortgagee, its successors or assigns to take any such action. Any sums so paid by the Mortgagee, its successors or assigns for such taxes, levies or assessments, or insurance with interest thereon at the rate of eight percent per annum, shall constitute a lien under and by virtue of this mortgage on the property hereby conveyed, and in event of sale, shall be treated as a part of the expense of executing this mortgage, and also shall be recoverable by all the remedies at law or in equity by which the debt aforesaid may be recoverable.

And it is covenanted that if the said Mortgagor does not hold said premises by title in fee simple, or has not good and lawful authority to sell, convey or encumber the same for if said premises are not free and clear of all liens and incumbrances 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 became necessary to establish it, or set it up in any legal proceedings, the further sum of ten percentum 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 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