

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 mortgagee, or its successors or assigns, for or on account on this loan, either by the state or county, or for any local purpose, the mortgagee, or its successors, shall have the right to declare the entire indebtedness secured thereby 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 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 (8%) 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 foreclosed, or put into the hands of an attorney for collection, suit, action or foreclosure, the said mortgagor, its successors or assigns, shall be chargeable with all costs of collection, including ten (10) per cent, of the principal and interest on the amount involved as attorney's fees, which shall be due and payable, at once, which charges and fees, together with all costs and expenses, are hereby secured and may be recovered in any suit or action