

and lawful authority to sell, convey or encumber the same; or 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 mortgage, or its successors or assigns shall have the right to declare the entire indebtedness secured hereby at once due and payable and the mortgage or the person or persons claiming or holding under the mortgage 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 secured hereby shall be paid by the mortgage or the person or persons claiming through or under the mortgage, 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 thereon, or on failure of the mortgage to keep and perform any of the covenants and conditions thereof, then the mortgage, or its successors or assigns may enter and possess said premises and shall have, demand, collect, receive and receipt for the rents, income and profits of the same and apply the net residue thereof, after deducting all expenses, to the payment of the 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 mortgage and its assigns, to be applied to said indebtedness after first deducting

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