

and will pay all taxes on the property hereby mortgaged, when due and payable, and in case he or they fail to do so, the said mortgagee, his executors, administrators, or assigns, may pay said taxes, together with any costs or penalties incurred thereon or any part thereof, and reimburse themselves for the same under this mortgage, with interest thereon from date of such payment. And it is agreed by and between said parties that upon default being made in the payment of principal or interest or any part or installment thereof as stipulated in said bond, or in the payment of the insurance premiums or of the taxes or of the assessments hereinabove mentioned, when the same shall severally become payable, and as to the last three items, upon such default continuing for the space of ten days after notice from the mortgagee, their executors, administrators or assigns, or (in case of payment by the mortgagee as herein allowed) upon the mortgagor's failing for a like period to make good such default by repayment--then the entire amount of the debt secured or intended to be secured hereby shall become due at the option of said mortgagee, their executors, administrators or assigns, although the period for the payment thereof may not then have expired. And it is agreed by and between said parties that should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event said mortgagee, their executors, administrators or assigns, shall have the right to have a receiver appointed of the rents and profits of the above described premises, who, after deducting all charges and expenses attending such proceedings, and the execution of said trust as receiver, shall apply the residue of said rents and profits towards the payment of the debt secured hereby. And it is further agreed by and between said parties that should legal proceedings be instituted for the foreclosure of this mortgage or for any purpose involving this mortgage, or should the debt hereby secured be placed in the hands of an attorney at law for collection by suit or otherwise, that all costs and expenses incurred by the mortgagee, their heirs, executors, administrators or assigns, including a reasonable counsel fee of not less than 5% of the