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being made in the payment of principal or interest or any part or installment thereof as stipulated in the said bond, or in the payment of the insurance premiums, or of the taxes, or of the assements 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, The Peoples Bank, Cleveland, Georgia, its successors or assigns, or (in case of payment by the mortgagee as herein allowed) upon the Mortgagors' 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 the said mortgagee, The Peoples Bank, Cleveland, Georgia, its successors and assigns, although the period for the payment thereof may not then have expired. And it is agreed, by and between the said parties, that should legal proceedings be instituted for the collection of the debt secured hereby, then and in that event the said mortgagee, its successors and 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 the said trust as receiver, shall apply the residue of the said rents and profits towards the payment of the debt secured hereby. And it is further agreed, by and between the 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, its successors and assigns, including a reasonable counsel fee (of not less than 15 per cent of the amount involved), shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder. Provided always, and it is the true intent and meaning of the parties to these presents, that if the said B. B. Blalock and Willard Stamey, their heirs and assigns, shall pay or cause to be paid unto the said The Peoples Bank, its successors and assigns, the said debt with the interest thereon, if any shall

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