

when the same shall first become payable, then the said Mortgagee, its successors or assigns, may cause the same to be paid together with all penalties and costs incurred thereon, and reimburse themselves under this mortgage for the sum so paid, with interest thereon from the date of such payment. And it is agreed, by and between the said parties, that upon default being made in the payment of interest or any part or installment thereof as stipulated in the said note, 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, its successors or assigns, or (in the case of payment by the Mortgagee as herein allowed) from 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 the said Mortgagee, its successors or assigns, although the period for the payment thereof may not have expired. And it is agreed, by and between the said parties, that should legal proceedings be instituted for the collection of the debts secured hereby, then and in that event the said Mortgagee, its successors or assigns, shall have the right to have a receiver appointed of the rents and profits of the above described premises, who, after deduction 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 toward the payment of the debts 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 involved in 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 or assigns, including a