

Mortgagor agrees that immediately upon any default under the obligations referred to hereinabove, as defined therein, or if default be made in the full and prompt performance of any covenant or agreement contained herein and such default continues for thirty calendar days after such default, then on the happening of any one or more of these events, this conveyance shall become absolute and the whole indebtedness and obligations secured hereby shall immediately become due and payable, at the option of the mortgagee, without notice or demand, and this mortgage may thereupon be foreclosed.

The said mortgagor agrees that in case the debt or obligations secured by this mortgage be foreclosed, or put into the hands of any attorney for collection, suit, action or foreclosure, the mortgagor shall be chargeable with all costs of collection, including reasonable attorneys 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 reserved in any suit or action hereupon or hereunder.

And the said mortgagor agrees that upon failure of the mortgagor to pay any taxes or other public assessment, or any part thereof, the mortgagee may, at its option, declare the full amount of this mortgage due and payable.

PROVIDED, ALWAYS, NEVERTHELESS, and it is the true intent and meaning of the parties to these presents, that if the said obligations shall well and truly be paid unto the said mortgagee, with interest thereon, if any shall be due, according to the true intent and meaning of the said obligations, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

AND IT IS AGREED, by and between the said parties, that the mortgagor is to hold and enjoy the said premises until default of payment shall be made.