

premises insured against such losses and in such amounts as Mortgagee may require, from time to time.

And it is agreed, by and between the said parties, that if the Mortgagor, its successors and assigns, shall fail to pay all taxes and assessments upon the said premises when the same shall first become due and payable, and to insure and pay the required insurance premiums, then the said Mortgagee, its successors and assigns, may cause the same to be paid, and reimburse itself under this mortgage for the sums so paid, with interest thereon at the rate of fifteen percent (15%) per annum from the date of such payments.

And it is agreed, by and between the said parties, that upon any default being made in the payment of the interest or principal as provided in said Note or of the insurance premiums, or of the taxes, or of the assessments hereinabove mentioned, when the same shall severally become payable, 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 payment thereof may not have expired.

And it is 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, and all costs and expenses incurred by the Mortgagee, including a reasonable attorney's fee based upon the amount involved, shall thereupon become due and payable as a part of the debt secured hereby, and may be recovered and collected hereunder.

And it is agreed, by and between the said parties, that it is the present intention of the Mortgagor to

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