

three days, said option to be exercised at any time after the expiration of said period, or

(c) in the event of the failure of the Mortgagor, or its successors or assigns, to do things specifically set forth in paragraph one hereof and any such default shall continue for 15 days, said option may be exercised at any time after expiration of the said 15 day period.

4. When the indebtedness hereby secured shall become due, whether by acceleration or otherwise, the holders of the note shall have the right to foreclose the lien hereof. In any suit to foreclose the lien hereof, there shall be allowed and included as additional indebtedness in the decree for sale all expenditures and expenses which may be paid or incurred by or on behalf of the Mortgagee or the holders of the note for attorney's fees, Mortgagee's fees, appraiser's fees, outlays for documentary and expert evidence, stenographers' charges, publication costs and costs (which may be estimated as to items to be expended after entry of the decree) of procuring all such abstracts of title, title searches and examinations, with respect to title as the Mortgagee or the holders of the note may deem to be reasonably necessary either to prosecute such suit or to evidence to bidders at any sale which may be had pursuant to such decree the true condition of the title to or the value of the premises. All expenditures and expenses of the nature in this paragraph mentioned shall become so much additional indebtedness secured hereby and immediately due and payable with interest thereon at the rate of eight per cent per annum, when paid or incurred by the Mortgagee or the holders of the note in connection with:

- (a) any proceeding, including probate and bankruptcy proceedings, to which either of them shall be a party, either as plaintiff, claimant or defendant, by reason of this mortgage or any indebtedness hereby secured; or
- (b) preparations for the commencement of any suit for the foreclosure hereof after accrual of such right to foreclosure whether or not actually commenced; or