Frank A. McCormick, Hattie S. McCormick, Walter E. Smith and Bertha J. Smith to said Union Savings Association at its principal place of business aforesaid of even date herewith due and payable eight years from date, together with interest thereon from its date at the rate of six per cent per annum And the sum of Five $^{70}/_{100}$ Dollars as monthly dues on Ten shares Class "C" and "P.G." numbered of the capital stock of said Association and a monthly premium of fifty cents on each one hundred Dollars borrowed (all of said interest dues and premium being due and payable on or before the first day of each and every month) and shall keep and perform all the covenants and agreements herein contained; then and in that case this instrument shall be null and void; but in case of the non payment of any sum of money (either of principal interest, dues, premium and insurance money, taxes, assessments or statutory liens or claims at the time or times when the same shall become due, or of the breach of any covenant or agreement herein contained, then and in either case the whole amount of said sum hereby secured shall at the option of the owner, and holder hereof be and become immediately due and payable, and said party of the second part its successors or assigns may proceed to collect the same either by action at law or by foreclosure. And said parties of the first part expressly agree that in case of the foreclosure or the commencement of the foreclosure of this mortgage they will pay to the party of the second part a reasonable attorneys fee in addition to all legal charges and costs of foreclosure and said attorney's fee attorney's fee and all other legal charges and costs shall be and become an additional lien and be secured by the lien of this mortgage and any decree of foreclosure rendered thereon and shall be retained out of the money arising from such foreclosure sale.

And said parties of the first part