obtain such insurance in the name place and stead of said first party, and it is further agreed that in the event of loss under such policy or polices the said second party shall have full power to demand receive collect and settle the same and for that purpose may in the name place and stead of said first party and as his agent and attorney-in-fact sign and endorse all vouchers receipts and drafts that shall be necessary to procure the money thereunder and to apply the amount so collected toward the payment of the note interest coupons and interest thereon hereby secured, and if any of said agreements be not performed as aforesaid then said party of the second part or its assigns may effect such insurance as hereinbefore agreed paying the cost thereof, and may also pay the final judgment for statutory lien claims including all costs and for the re-payment of all moneys so paid with interest thereon from the time of payment at the rate of eight per cent per annum payable semi annually, these presents shall be security in like manner and with like effect as for the payment of said note and interest coupons.

Fifth. The said first party agree that should a petition be filed to foreclose this mortgage gain possession of said real estate or to protect the rights of the mortgagee herein or the title to or the possession of said real estate; that they will pay an attorney's fee to be fixed determined and allowed by the Court and the payment thereof shall also be secured by this mortgage

Sixth. The said first party agree that if the maker of the note shall fail to pay any of said money, either principal or interest when the same becomes due and payable or to conform to or comply with any of the foregoing covenants the whole sum of money herein secured may at