

of a foreclosure hereof, and as often as any foreclosure hereof may be filed, the holder hereof may recover from the first party an attorney fee of Fifty \$ no dollar or such different sum as may be provided by said note which shall he due upon the filing of the petition in foreclosure and which is secured hereby and which the first party promises and agrees to pay together with expense of examination of title in preparation for foreclosure. Any expense incurred in litigation or otherwise including Attorney fees and abstract of title to said premises, incurred by reason of this mortgage or to protect its lien, shall be repaid by the mortgagee to the mortgagee or assignee with interest thereon at the rate of ten percent per annum and this mortgage shall stand as security therefor. And it is further agreed that upon a breach of the warranty herein or upon a failure to pay when due any sum, in trust or principal secured hereby, or any tax or assessment herein mentioned, or to comply with any requirements herein or upon any waste upon said premises or any removal or destruction of any building or other improvements thereon without the consent of the said second party, the whole sum secured hereby shall at once and without notice become due and payable with the option of the holder hereof, and shall bear interest thereafter at the rate of ten per cent per annum and the said party of the second part or its assignee shall be entitled to a foreclosure of this mortgage and to have the said premises sold and the proceeds applied to the payment of the same secured hereby and that immediately upon the filing of the petition in foreclosure the holder hereof shall be entitled to the possession of the said premises and to collect and apply the said sum through, hereinafter expended to the payment of said indebtedness and for this purpose the holder hereof shall be entitled to a receiver to the appointment of which the mortgagee hereby consents which appointment may be made either before or after the date of foreclosure and the holder hereof shall in no case be held to account