Third: The said parties of the first part agree to keep all improvements upon said real estate which are now thereon or may hereafter be placed thereon in good repair and not to permit nor to commit any waste on said premises.

Fourth:- It is expressly further provided and agreed by and between the parties hereto that if any default be made in the payment of either the principal or interest when the same become due, or in case of default in the payment of any installment of taxes or assessments upon said premises, or the premium for said fire insurance when the same become due, or in the case of any breach of any covenant or condition herein contained, the whole of said principal sum named herein, and interest thereon, shall become immediately due and payable, and this mortgage may be foreclosed accordingly. And it is also agreed that in the event of any default in payment or breach of any covenant or condition herein, the rents and profits of said premises are pledged to the party of the second part, or its assigns, as additional collateral security and said party of the second part, or his assigns shall be entitled to possession of said premises, by Receiver or otherwise.

Fifth:- It is hereby further agreed and understood that this mortgage secures the payment of the principal note and interest thereon and all renewal principal or interest notes that may here after be given in the event of any extension of time for the payment of said principal debt, to evidence said principal or the interest upon the same during the time of extension.

Sixth:- Said parties of the first part hereby agree that in the event action is brought to foreclose this mortgage, they will pay a reasonable attorney's fee to be taxed by the court, which said attorney's fee this mortgage also secures.