assessed or charged on the above real
estate shall remain unpaid for the space
of sixty days after the same are due and
payable then the whole indebtedness includ-
ing the amount of all assessments, dues
and fines on said stock shall become
due, and the said Grantee or its successors
may proceed by foreclosure, or any other
lawful mode, to make the amount of said
note together with all interest premium
costs and the amount of all assessments
dues and fines on said stock and all
taxes rates, insurance, liens, charges and
assessments accrued on said real estate
and of the aforesaid real estate and the
said stock and Grantee shall be entitled
to the possession of said premises and of
said property.

And it is further agreed that if
foreclosure proceedings be instituted
an attorney fee of twenty five dollars
may be taxed as costs in said case.

But the Board of Directors of said
association may at their option pay or
cause to be paid the said taxes, charges
insurance rates liens and assessments
so due and payable and charge them
against said Grantor or assigns and the
amount so paid shall be a lien on said
mortgaged premises until the same be paid