the aforementioned notes or fail to pay when due any sum interest or principal secured hereby or any taxes or assessment herein mentioned. or upon a breach of any warranty herein contained or upon a failure to comply with any of the requirements herein or upon any waste upon said premises or any removal or destruction of any building or improvements thereon without the consent of said second party the whole sum secured hereby shall at once and without notice become due and payable at the option of the holder hereof and shall bear interest thereafter at the rate of eight 8% per cent per annum and the said second party of the second part or his executors administrators or assigns shall become at once entitled to a foreclosure of this mortgage and to have the said premises sold and the proceeds applied to the payment of the sums secured hereby including a reasonable attorneys' fee to be taxed as costs and made a part of the judgment herein and that immediately upon the filing of any petition in foreclosure the holder hereof shall be entitled to the possession of said premises and to collect and apply the rents thereof less reasonable expenditures 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 mortgagors hereby consent which appointment may be made either before