

part thereof, then all unpaid installments shall become immediately due and payable at the option of the party of the second part, or the legal holder of said note, and shall draw interest at the rate of six per cent per annum from the date of said note until fully paid. This mortgage is subject, however to a prior mortgage to secure \$500 and interest to Holmes & Day, of even date herewith.

Now if said Geo. F. Fields shall pay or cause to be paid to said party of the second part or their assignee, said sum of money in the above described note mentioned, together with the interest thereon, according to the terms and tenor of the same, then these presents shall be wholly discharged and void, to be released at the expense and cost of the mortgagor herein or assignee and other vice, shall remain in full force and effect. But if said sum or sums of money or any part thereof, hereby secured or any interest, is not paid when the same is due and if the taxes and assessments of every nature which are or may be assessed and levied against said premises, or any part thereof, are not paid when the same are by law made due and payable and if any part of the principal or interest secured by ^{the} other above mentioned mortgage is not paid when due, then the whole of said sum and sums hereby secured and interest thereon, shall and by these presents do become due and payable and this mortgage be at once foreclosable and said party of the second part shall be entitled to the possession of said premises and the holder of the note hereby secured may at any time pay any such sums due for taxes and assessments or interest or principal secured by said prior encumbrance and these presents shall stand as security for all sums so paid, and in case of foreclosure of this mortgage the holder of the note or notes secured shall be entitled to recover his reasonable attorney fees therefor and the same shall be included in any decree of foreclosure rendered hereon and the said party of the first part or himself and his heirs