such that, if the said the Prudential Investment Company party of the first part its successors or assigns shall well and truly pay or cause to be paid to the said William A. Reid guardian of Reed Lee Hood a minor, party of the second part his executors administrators or assigns the aforesaid sums of money with interest thereon according to the tenor of said notes, then this instrument shall be void, otherwise to remain in full force and virtue.

And it is further agreed that if the party of the first part shall fail to pay the sums aforesaid according to the tenor of the aforementioned notes or fail to pay when due any sum, interest or principal secured hereby or any tax or assessment herein mentioned or upon a breach of any warranty herein contained, or upon 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 improvement 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 per cent per annum and the said 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 proceeds applied to the payment of the sums secured hereby including a reasonable attorney's 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