otherwise including attorneys fees and abstract of title to said premises, incurred by reason of this mortgage or to protect its lien shall be repaid by the mortgagor or the mortgagee or assigns with interest thereon at ten per cent per annum and this mortgage shall stand as security therefor.

And it is further agreed that upon a breach of the warranty herein or upon a failure to pay when due any sum interest or principal secured herein, or any tax or assessment herein mentioned or to comply with any requirements herein or upon any waste upon said premises or any removal or destruction of any building or other improvements thereon without the consent of the 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 ten per cent per annum and the said party of the second part or its assigns shall be 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 and that immediately upon the filing of the petition the in foreclosure the holder hereof shall be entitled to the possession of the 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 or after the decree of foreclosure and the holder hereof shall in no case be held to account for any ~~[illegible]~~ rental or damage ~~done~~ other than for rents actually received, and the appraisement of said premises is hereby expressly waived. And