and settle the same, and for that purpose
may, in the name, place and stead of said
first party, and as his agent and attorney
in fact, sign and endorse all vouchers
receipts and drafts, that shall be necessary
to procure the money hereunder, and to apply
the amounts so collected towards the payment
of the bond, interest coupons, and interest
thereon, and if any or either of said amounts
be not performed as aforesaid, then the said
party of the second part, its endorsees, assigns,
may proceed to take and assessments, or
any part thereof, may effect such insurance,
as hereinafore agreed, paying the cost thereof,
and may also pay the final judgment
in any statutory lien claims, including all
costs, and for the repayment of all moneys so
paid, with interest thereon from the time
of payment, at the rate of ten (10) per cent per
annum, payable semi-annually, time
is hereby shall be a security in like manner
and with like effect as for the payment of
said bond and interest coupons.

Fourth: The said first party agrees that if the
maker of said note shall fail to pay any of said
money, either principal or interest, within thirty
days after the same becomes due, or to conform
to or comply with any of the foregoing covenants,
the whole sum of money herein secured may
at the option of the holder of the note hereby
secured, and at their option only, and without
notice, be declared due and payable, and the
mortgagee may immediately proceed immediately
for the whole of said money, interest and costs