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 parties
of the first part shall fail to pay the sums of
money aforesaid, according to the tenor of the
above mentioned notes, or fail to pay when due
any sum, interest or principal, secured thereby,
or any taxes or assessments herein mentioned, or
upon any breach of any warrant 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 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 8% per annum, and the said party of the
second part or his successors, shall at once
become entitled to a foreclosure of this mortgage,
and to have the same foreclosed, 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 rendered, 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
rents thereof, less reasonable [illegible] to the
payment of said indebtedness, and for the
purpose the holder hereof shall be entitled to
at once, to the appointment of a receiver