said indebtedness to protect the lien thereof with interest from the date of payment at the rate of 10% per annum shall be so much additional indebtedness secured hereby.

In the event of a breach of any of the aforesaid covenants or agreements or of the passage by the State of a law imposing payment of the whole or any portion of any taxes or assessments aforesaid upon the grantee or his successor or the holder of said indebtedness or upon the rendering by any court of competent jurisdiction of a decision that the undertaking by the grantor as herein provided to pay such taxes or assessments is legally inoperative, the whole of the indebtedness secured hereby including [illegible] and all accrued interest without deduction shall at the option of the legal holder of the said indebtedness without notice become immediately due and collectable notwithstanding anything contained in this trust deed or any law hereafter enacted and with interest thereon from the date of such maturity at the rate of ten per cent per annum, shall be recoverable by foreclosure hereof in manner as if all of said indebtedness had then matured by express terms.

It is agreed by the grantors that in case the right of foreclosure so arises herein, either upon maturity of said principal note or by breach of any of the covenants or the happening of any of the contingencies aforesaid the grantee or his successor may upon request of the legal holder of said principal note bring such legal proceedings for the collection of the moneys hereby secured as may be necessary, that all expenses and disbursements paid or incurred in that behalf in connection with such legal proceedings including a reasonable attorney's fees outlays for documentary evidence, stenographer's charges, cost of procuring or completing an abstract showing the whole title to said premises and embracing the judgment ordering sale thereof shall be paid by the grantors and the like expenses and disbursements occasioned by any suit or proceeding wherein grantee or his successor or any holder of any part of said