ten per cent interest and that every such payment is secured hereby; that in case of a foreclosure hereof and as often as any foreclosure hereof may be filed the holder hereof may recover from the first party an attorney fee of Fifty ($50.00) dollars or such different sum as may be provided by said note which shall be due upon the filing of the petition in foreclosure and which is secured hereby and which the first party promises and agrees to pay together with expense of examination of title in preparation for foreclosure. Any expense incurred in litigation or otherwise including attorney 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 to the mortgagee or assigns, with interest thereon at 10 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 hereby 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 10 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 in foreclosure the holder hereof