

legal representative may pay such taxes and assessments and effect such insurance and the amount so expended though, with interest at the rate of 10 per cent on sums paid for insurance from date of such expenditures until paid, and with the penalty and rate of interest fixed by law on such taxes shall be considered a sum the repayment of which is intended to be hereby secured.

Seventh. Said first party further agrees, that if the maker of said note or note shall fail to pay any of said money within ninety days interest, whenever the same become due, or in case the said first party shall commit waste upon said premises, or suffer the same to be done thereon, or to conform to or to comply with any of the covenants contained in this mortgage, the whole sum of money herein secured may, at the option of the holder of the note hereby secured and at its, his or her option may and without notice, be declared due and payable at once and this mortgage may thereupon be foreclosed immediately for the whole of said money interest and costs, together with the statutory damages in case of protest, and said second party its successors or assigns may legal holder thereof, shall at once, upon the filing of a bill for the foreclosure of this mortgage by foreclosure with the immediate possession of the above described premises, and may at once, take possession, and receive and collect rents, issues and profits thereof, for value received, the first