

may be filed the holder may recover from the first party or attorney fee of twenty five dollars, or each different sum - as may be provided by said note which shall be decreed in 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 title thereto, shall be repaid by the mortgagor to the mortgagee or assignee with interest thereon at 10 per cent per annum and this mortgage shall stand as security therefor and it is further agreed that upon breach of the warranty herein or upon a failure to pay when due any sum, in default 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 assignor 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 sum secured hereby and that immediately upon the filing of the petition in foreclosure the holder hereof shall be entitled to the possession of the said premises and to collect and apply the rents therefrom, or on the said premises