pay the principal indebtedness secured when due or any part thereof, or any interest thereon or any tax or assessment, or to comply with any other requirements herein contained then the whole sum hereby secured 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 ten per cent. and the party of the second part his heirs successors or assigns shall be entitled to a foreclosure of this mortgage and to have the premises sold and the proceeds thereof applied to the payment of the indebtedness hereby secured accrued interest and all costs and expenses including attorney's fees. It is further agreed that in case the party of the second part his heirs successors or assigns shall hereafter appear in any court or tribunal whatever in order to protect or preserve the title to or possession of said premises then all costs and expenses including reasonable attorney's fees incurred therein shall at once become due and payable and shall bear interest at ten per cent; and that in case of a foreclosure of this mortgage and as often as any proceeding shall be had or taken to foreclose the same, the holder hereof may recover from the said first party all costs and expenses and a reasonable attorney's