when the same shall become due, agreeably to the terms and conditions of these presents or of the aforesaid note, or any part thereof, or in case of a failure to comply with any of the other provisions of this mortgage then, in such case the whole amount of said principal sum shall at the option of the said party of the second part its successors or assigns be deemed to have become due and payable without any notice whatever (notice of such option being hereby expressly waived) and the same together with all sums of money which may be paid by the said party of the second part its successors or assigns for or on account of insurance taxes assessments or prior liens with interest thereon at the rate of twelve per cent per annum, from default shall thereupon be collectible in a suit at law or by foreclosure of this mortgage in the same manner as if the whole of said principal sum had been made payable at the time when any such failure in any payment shall occur, as aforesaid, and the judgment or decree in the suit brought to foreclose the same shall embrace with said principal debt and interest all sums so paid for or on account of insurance, taxes, assessments or prior liens with interest at the rate of Twelve per cent per annum and it shall be lawful in such case for the said party of the second part its successors or assigns to grant sell and convey the said real estate with the appurtenances thereunto belonging at public auction or vendue and on such sale to make and execute to the purchaser or purchasers his, her or their heirs and assigns forever good and sufficient deeds of conveyance in the law pursuant to the statute in such case made and provided. And in case suit shall be brought for the foreclosure of this mortgage the said party of the first part for himself his heirs representatives and assigns covenants and agrees that he will pay to the said party of the second part its successors or assigns all expenses incurred in procuring and continuing