

to said second party; and upon the satisfaction of this mortgage, will accept from the mortgagee a duly executed release of the same, have it recorded, and pay for the recording.

A failure to comply with any of the aforesaid herein shall cause the whole debt secured hereby, to at once become due and collectible, if said second party or assigns so elect, and no demand for fulfillment of conditions broken nor notice of election to consider the debt due shall be necessary previous to commencement of suit to collect the debt hereby secured, or any part thereof, or to foreclose this mortgage. And in case of default, said second party may take immediate possession of said premises, and if suit is commenced to foreclose this mortgage, the said second party shall be entitled to have a receiver appointed to take charge of said real estate during such litigation and the period of redemption from sale thereunder, according to the mortgage for the net income, only, applying the same in payment of any part of the debt secured hereby remaining unpaid; and upon sheriff's sale said first party waives the placing of homestead and agrees that said land may be sold in one body. All money paid by second party for insurance, taxes or assessments upon said property, or for taxes which may hereafter be levied upon this mortgage, and expense of continuation of abstract, and all expenses and attorney's fees incurred by said second party and assigned by reason of litigation with third parties to protect the lien of this mortgage, shall be recoverable against said first party, with penalties upon tax sales, and shall bear interest at the rate of ten percent per annum, payable semi-annually, and be secured by this mortgage as a part of the mortgage debt.

And in case of foreclosure hereof, said first parties hereby agree to pay the sum of fifty dollars attorney's fees in such foreclosure suit, to be secured