

other improvements therefrom without first obtaining the written consent of the party of the second part, its heirs, successors or assigns.

The party of the first part agrees to procure and maintain insurance on the buildings located on the said premises, in such companies as the second party shall select, in the sum of not less than \$ , with premiums fully paid, and the policy or policies of such insurance shall be assigned to the second party, its heirs, successors or assigns, as collateral and additional security for the indebtedness hereby secured.

In case of failure or default in the payment of any taxes or assessments levied against the premises, or if the insurance on the buildings be not procured and maintained as above stipulated; or if the first party does or suffers to be done, anything whereby this security is impaired, then, upon the happening of any such contingency, the said second party, its heirs, successors or assigns, may pay such taxes and assessments, and any other sums necessary to preserve such security, and may provide the necessary insurance, and all such sums so expended shall become at once due and shall bear interest at the rate of ten per cent; and for all sums so paid and expended this mortgage shall stand as security.

Upon payment of said promissory note and interest coupons, according to the tenor and effect thereof, this mortgage shall become null and void, and shall be released at the cost of the first party. But it is expressly agreed that upon a breach of the warranty herein, or upon failure or refusal to 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, its 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 party, its 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 fee; and for all such costs, expenses and attorney's fees this mortgage shall stand as security.

It is further agreed that immediately upon the filing of a petition in foreclosure the holder of this mortgage shall be entitled to the possession of said premises, and to collect and apply the rents therefrom, less the reasonable expenditures, to the payment of said indebtedness; and for this purpose, the holder hereof shall be entitled to a receiver, to the appointment of whom the mortgagor hereby consents which appointment may be made either before or after the decree of foreclosure; and the holder hereof shall in no case be held to