

to pay before delinquency all taxes and assessments, water rates or water rentals or charges levied or to be levied on said real property; to pay all taxes which may be assessed upon this mortgage and the debt secured hereby, or upon said promissory note; to keep all improvements upon said premises insured, by policies, in such amount, companies and payable, delivered or deposited, as said mortgagee may direct; not to commit or suffer waste on said premises; to pay said mortgagee any money advanced at any time in its discretion by said mortgagee for taxes, assessments, water rents, rates or charges, or liens or insurance on, or to remove adverse claims from said premises, or to protect in any manner the lien hereof thereon, with interest on such sums at 6% per annum from dates of payment, respectively; also a reasonable sum for attorneys' fees, charges for abstract of title on the mortgaged property and all other expenses incurred at any time in any action or proceeding on said note, or to which the said mortgagee, by reason hereof, may be a party, either plaintiff, defendant or otherwise.

Now, if said payments be made as herein specified, this conveyance shall be void, and shall be released on demand of the said mortgagors; but if default be made at any time in payment of said principal sum or of interest, or of any sum secured hereby, or any part thereof, or if default be made in the foregoing agreements, or any part thereof, then the whole of said principal shall, at the option of said mortgagee, immediately, together with all advances made hereunder, become payable without notice and draw interest at the rate of 6% per annum from the date of such default, and the said mortgagee, may, at any time thereafter, foreclose this mortgage in the manner prescribed by law, and shall be entitled in such foreclosure to recover all sums secured hereby including attorneys' fees and other expenses in such foreclosure, or any