interest thereon at the rate of ten (10) percent per annum payable at maturity as provided by the said note. Said first party shall neither commit nor permit waste on said premises shall pay taxes thereon and all local assessments levied against said second party or the owner of said note on account of said indebtedness before the delinquency. and said second party or owner of said note may pay taxes redeem said premises from tax sale or procure same done on the failure of the first party to do so. and all money so advanced with interest at ten per cent shall be repaid by said first party and be secured by this indenture. It is further agreed that time shall be material and the essence of this contract that if default be made in the payment of said note or interest thereon or any part thereof when due; in paying taxes or in keeping and performing all covenants herein contained then said note and all of said interest except interest for unexpired time shall at the option of the owner thereof become at once due and collectable without further notice and suit may be commenced at once in foreclosure of this indenture and if suit be commenced a reasonable attorneys fee equal to ten (10) percent of the amount due shall be included in the judgment and decree of foreclosure and be secured by this indenture and said attorneys fees shall be paid by said first party if suit be settled before judgment. And in case the note secured by this indenture shall not be paid when due it shall draw interest at the rate of (10) per cent per annum from maturity untill paid. Provided always that upon a full performance of all agreements at the time and in the manner herein specified