

rates insurance premiums, or other charges payable by them, the said Mortgagee may, at its option, make payment thereof and the amounts so paid, with interest at twelve per cent per annum, shall be added to and become a part of the debt secured by the Mortgage, without waiver, however, of any rights arising from breach of any of the Covenants.

2^d In case of filing a bill to foreclose this Mortgage, the Court may, on the motion of the Mortgagee, or its assigns, appoint a receiver to collect the rents and profits arising out of said premises during pendency of such foreclosure and until the right of redemption expires, and such rents and profits shall be applied in payment pro tanto of the amount due under this Mortgage.

3^d In the event of this Mortgage being foreclosed, the said Mortgagors shall pay such sum as the Court may consider reasonable as Attorney's fees for the benefit of the Plaintiff, and subject to this Mortgage, the same shall be a lien on the premises hereby mortgaged, which said fee shall be due and payable when suit is begun.

Witness our hands and seals this day and year first above written
 Signed, sealed } William Shepherd (Real)
 and delivered } Mary E. Shepherd (Real)
 in presence of }
 Eugene B. Smith
 Thomas W. Daggett