But if said parties of the first part shall fail to pay each or any one of said notes or fail to comply with the terms thereof and the terms of this mortgage or shall fail to ~~pay~~ preform any other thing herein or therein required or agreed to be preformed then upon the failure of the said parties of the first part to fully comply with the terms of this mortgage or of said notes in any respect or particular it shall be optional with the said parties of the second part their successors or assigns at any time after such failure to declare the whole of said principal sum then unpaid at once due and payable as also all interest thereon up to that date or up to the date when judgement therefor against said parties of the first part and decree of foreclosure of this mortgage shall be entered and the parties of the second part their successors or assigns at any time after ~~the~~ such failure at its or their option may proceed to foreclose this mortgage to compel payment to be made of the full amount due and payable upon said notes or any one of them And it is hereby further expressly agreed and provided as an essential part of this mortgage in case of foreclosure proceedings hereon there shall be taxed as part of the cost of such foreclosure proceedings an attorneys or solicitors fees 20 per cent on the whole amount due on said notes and this mortgage in addition to the taxable costs and disbursements of such proceedings

Witness our hands and seals the day and year first above written

Signed sealed and delivered in presence of
Geo H Champlin
Amos Underwood

Edward Underwood (Seal)
Isabelle Underwood (Seal)