The said Mortgagee or its successors legal representatives and assigns may at any time thereafter declare the whole of the principal sum or so much thereof as at the time of such declaration may remain unpaid to be at once due and payable as well as all interest there on up to the date when payment may be made or judgement rendered therefore against the Mortgagors and foreclosure of this Mortgage may be entered and the said Mortgagee its successors Representatives and assignes, may at any time after such breach as aforesaid proceed to foreclose this Mortgage to compel payment to made of the full amount due and payable

It is further expressed agreed

1st That should the Mortgagors fail to make payment of any taxes, Rates, or other charges payable by them the said Mortgagee at it option make payment thereof and the amounts so payed with interest at the rate of ten per cent per annum shall ~~become~~ be added and become a part of the debt secured by this Mortgage without waiver however, of any rights arising from breach of any of the Covenants

2d In case of filing a bill to fore close this this Mortgage the Court may on 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 untill the right of redemption expires and such rents and profits shall be applied pro-tanto of the amount due under this Mortgage

3rd In the event of this Mortgage being foreclosed the said Mortgagors shall pay such sum as the Court may consider reasonable attorneys 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 the suit is begun.