thereof, and the amounts so paid with interest shall be added to and become part of the debt secured by this Mortgage, without waiver, however, of any rights arising from breach of any of the covenants.

And whereas, it has been agreed between the said Mortgagors and Mortgagee that time, place and exact performance of each and everything herein required or agreed in said note to be performed is of the essence of this contract: Now, therefore, the condition of the above conveyance is such that if the said Mortgagors shall pay said note and shall do and perform all other things herein required or agreed to be performed, then this conveyance shall be null and void: But if said Mortgagor shall fail to pay said note, or fail to comply with the terms thereof, then upon the failure of the said Mortgagors to fully comply with the terms of this Mortgage or of said note in any respect or particular, it shall be optional with the said Mortgagee, his successors, legal representatives 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 judgment therefor against said Mortgagors and decree of foreclosure of this Mortgage shall be entered. And the said Mortgagee, his successors, legal representatives or assigns, at any time after such failure at his option, may proceed to foreclose this Mortgage to compel payment to be made of the full amount due and payable upon said note. And on the motion of the Mortgagee or his assigns, the Court may appoint a receiver to collect the rents and profits arising out of said premises hereinbefore conveyed, during pendency of such foreclosure, and until the right of redemption expires, and such rents and profits shall be applied in payment of the amount due under this Mortgage. 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 attorney's or solicitor's fee of such sum as the court may adjudge reasonable, in addition to the taxable costs and disbursements of such proceedings.

And the said Mortgagors, for themselves their heirs, executors and administrators do covenant and agree to pay unto the said Mortgagee, his successors and assigns, the sums of money as above set forth.

Witness our hands and seals the day and year first