or fail to comply with the terms thereof and the terms of this Mortgage, or shall fail to perform any other thing herein or therein required or agreed to be performed 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 party of the second part, its 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 judgment therefor against said parties of the first part, and decree of foreclosure of this Mortgage shall be entered. And the party of the second part its successors or assigns, at any time after 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 foreclosure proceedings hereon shall become necessary that there shall be taxed as part of the cost of such foreclosure proceedings at the commencement of suit to foreclose as and for the benefit of the attorney or attorneys acting as attorney or attorneys for the plaintiff in such foreclosure suit or proceedings an attorney's fee of 20 per cent on the whole amount due on said notes and this Mortgage.

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

Signed Sealed and Delivered in presence of
Geo Booth
Geo M Champlin

Edward Underwood (seal)
Isabella Underwood (seal)

forward