

to pay such taxes, levies or maintain such insurance, then the Mortgage, its successors or assigns may as it sees fit and it is hereby authorized to pay such taxes, levies or assessments, and effect or renew such insurance, but nothing herein contained shall be construed to require the mortgagee or its successors or assigns to take any such action. Any sums so paid by the Mortgage, or its successor or assigns for such taxes, levies or assessments or insurance, with interest thereon at the rate of eight per cent per annum, shall constitute a lien under and by virtue of this mortgage on the property hereby conveyed and in event of sale, shall be treated as a part of the expense of executing this mortgage, and also shall be recoverable by all the remedies at law or in equity by which the debt aforesaid may be recoverable.

And it is covenanted that if the said mortgagee do not hold said premises by title in fee simple, or have not good right and lawful authority to sell, convey, or encumber the same; or if said premises are not free and clear of all liens and incumbrances whatsoever; or if any suits have been begun affecting the same or if any tax or assessment be made or levied upon the debt secured hereby or upon the mortgagee or its successors or assigns for or on account of this loan, either by the State or County, or for any local purpose, the mortgagee or its successors or assigns, shall have the right to declare the entire indebtedness secured hereby at once due and payable and the mortgagee or person or persons claiming or holding under the mortgage shall at once pay the entire indebtedness secured hereby.

And, it is further covenanted and agreed that in case this mortgage and the indebtedness secured hereby be placed in the hands of an attorney for collection, or be collected by legal proceedings, or if it become necessary to establish it, or set it up in any legal proceedings the further sum of ten per centum on the amount then due shall be paid by the mortgagee

(Over)