

notes, or any renewal thereof, or renewal of any part thereof, together with all costs and expenses which the said mortgagor, his heirs or assigns, shall incur or be put to, including attorney's fees of ten (10%) per cent, for collecting the said debt or sum of money, and in addition thereto reasonable attorney's fees for any litigation concerning the said debt or the premises herein before described, and the said mortgagor, his heirs or assigns, shall have, in his discretion, authority, to employ all proper agents and attorneys for the recovery of the within mentioned debt, by foreclosure or otherwise, pay for such services out of the proceeds of sale of said property, should a sale be made, and if no sale be made, any sum so paid on account of such services shall be secured hereby and may be recovered in any suit or action hereupon or hereunder.

Second: That the mortgagor agrees to pay all taxes and charges assessed on said land before the same shall become delinquent and immediately thereafter exhibit to the said mortgagor, his heirs or assigns, or the holder of the within secured notes, or any of them, satisfactory evidence of the performance of this covenant.

Third: The said mortgagor agrees that he will at his own expense, during the continuance of this deed, keep the buildings on said premises insured against loss by fire, in some stock fire insurance company or companies acceptable to said mortgagor, his heirs or assigns, for an amount not less than one hundred thousand and no/100 dollars, with loss if any, payable under New York Standard Mortgage clause to said mortgagor, his heirs or assigns, as his or their interest may appear.

Fourth: That the said mortgagor agrees that if he shall fail to pay the taxes or to insure the buildings on the lands herein described, as is herein before stipulated, the said mortgagor, his heirs or assigns, may at their option without notice pay the taxes, effect such insurance and pay any premiums due thereon; and the amount so paid by them shall thereupon become part of the debt herein secured, and with interest at the rate of six per cent per annum until paid, shall become due and payable along with the next installment of interest.

Fifth: That the said mortgagor his agents and tenants, will permit, commit or suffer no waste, impairment or deterioration of said property: that he will keep all the buildings, fences and other improvements on said land in as good