

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, its successors or assigns to take any such action. Any sums so paid by the mortgagee, its successors 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 mortgagors 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 assessments be made or levied upon the debt secured hereby or upon the mortgage, its successors or assigns for or on account of this loan, either by the State or County, or for any local purpose, the mortgagee, its successors or assigns shall have the right to declare the entire indebtedness secured hereby at once due and payable and the mortgagors or the person or persons claiming or holding under the mortgage shall at once pay the entire indebtedness secured hereby.

If the property hereby conveyed consists of more than one lot or parcel, the mortgagee in its discretion may and is hereby authorized to sell either as an entirety or in separate parcels.

And, it is further covenanted and agreed that in case this mortgage or 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 of the amount then due shall be paid by the mortgagors or the person or persons claiming

(Over)