

itself be entitled to a commission of one (1%) per cent. upon such indebtedness to cover all services rendered in connection with the foreclosure of this loan.

And said expenses shall be a lien upon said premises, payable in priority to the notes.

Should there be default in the payment of any of said notes, or any part thereof, for a period of fifteen days, or should there be default in any of the agreements or covenants contained in this mortgage for a period of fifteen days, the Trustee shall, on giving ten days written notice to me, declare the entire amount of said notes due and payable, and institute foreclosure proceedings as though the said notes were past due according to their terms.

Provided, however, that if I shall within ten days pay to said Trustee the sum or sums past due and unpaid, together with interest thereon, and shall comply with any other breached agreement or covenant, then, and in such case the default shall be regarded as having been made good and no foreclosure proceedings shall be instituted. In the discharge of the duties herein imposed, the Trustee shall be bound only to exercise reasonable care and discretion, and shall not be liable for any mistakes or errors of judgment.

Provided always, nevertheless, and it is the true intent and meaning of the parties to these presents, that if I, the said mortgagor, shall keep and perform all the covenants of this mortgage and do and shall well and truly pay or cause to be paid unto the said mortgagee the debt or sum of money aforesaid, with interest thereon if any be due, according to the true intent and meaning of the said note, then this deed of bargain and sale shall cease, determine, and be utterly null and void; otherwise to remain in full force and virtue.

Provided said notes described in this mortgage are paid as herein above provided, and upon the fulfillment and performance of all the covenants and agreements of the said notes and of this mortgage, then, upon the request of, and at the cost of,