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 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 mortgagors or the person or persons claiming or holding under the mortgagors shall at once pay the entire indebtedness secured hereby.

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 on the amount then due shall be paid by the mortgagors or the person or persons claiming through or under the mortgagors for Attorney's fees, all of which shall stand secured by this mortgage and may be recovered in any suit or action hereupon or hereunder.

And, it is further covenanted and agreed that upon default in the payment of any of the indebtedness secured hereby or any part thereof or any part of the interest thereon, or on failure of the mortgagors to keep and perform any of the covenants and conditions hereof, that it the mortgagee or its successors or assigns may enter and possess said premises and shall have, demand, collect, receive and receipt for the rents, income and profits of the same, and apply the net residue thereof, after deducting all expenses, to the