free and clear of all incumbrances and that they will warrant and defend the same in the quiet and peaceable possession of said parties of the second part their heirs and assigns Forever against the lawful claims of all persons whomsoever.

Provided Always and this instrument is made, executed and delivered upon the following conditions to wit,

First: Said parties of the first part are justly indebted unto the said parties of the second part in the principal sum of One Hundred and Thirty five Dollars lawful money of the United States of America being for a loan thereof made by the said parties of the second part to the said George W Annis and Wife and payable according to the tenor and effect of Two certain First Mortgage Real Estate Bond numbered 860 and 861 executed and delivered by the said George W Annis and Eunice E Annis bearing date February First 1881 and payable to the order of the said Clara L Morris and J. H. Perkins Three years after date at the Third National Bank of the City of New York with interest thereon from date until maturity at the rate of Ten per cent per annum payable semi annually on the First days of August and February in each year and twelve percent per annum after maturity the installments of interest being further evidenced by six coupons attached to the principal note and of even date therewith and payable to the order of said Clara L Morris at the Third National Bank of the City of New York

Second Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due and insurance premiums for the amount of insurance hereinafter specified and if not so paid the said parties of the second part or the legal holder or holders of this mortgage may without notice declare the whole sum of money herein secured due and payable at once or may elect to pay such taxes assessments and insurance premiums and the amount so paid shall be a lien on the premises aforesaid and be secured by this Mortgage and collected in the same manner as the principal debt hereby secured with interest thereon at the rate of twelve percent per annum.

But whether the legal holder or holders of this mortgage elect to pay such taxes assessments or insurance premiums or not it is distinctly understood that the legal holder or holders hereof may immediately cause this mortgage to be foreclosed and shall be entitled to immediate possession of the premises and the rents issues and profits thereof

Third. Said parties of the first part hereby agree to keep