

therefor thereunto attached both principal and interest being payable at the Banking Office of Messrs. John Paton & Co. in New York City. Also Providing that in case, any interest on any of said sums shall remain unpaid for ten days after the same becomes due then the entire sum covered by said bond and secured by this Mortgage deed to become immediately due and payable without any notice of any kind whatever & same to be collected in like manner as if the full time provided in said bond had expired.

It is hereby expressly agreed that said parties of the first part shall insure the buildings that are insurable herein in favor of the party of the second part against loss or damage by fire in such sum and in such fire insurance companies as the party of the second part may direct; and maintain such insurance during the continuance of this loan and deliver the policy to the Mortgagee as collateral security hereto.

It is further expressly agreed that the said parties of the first part shall at all times keep the taxes and assessments of any and all kinds that may become liens upon said premises fully paid and satisfied and that said security shall remain and be kept as good as the same is now during the continuance of this loan.

It is further agreed that the said parties of the first part shall repay to the party of the second part all and every such sum or sums of money as may have been paid by them or any of them for taxes or assessments or for premiums and costs of insurance, or on account of, or to extinguish or remove any prior or outstanding title lien claim or incumbrance on the premises hereby conveyed with interest thereon at the rate of twelve per centum per annum from the time the said sum or sums of money may have been respectively so advanced and paid until the same are repaid and all of which said sum or sums of money and the interest to accrue thereon shall also be a charge upon said premises and shall be secured by this instrument in the same manner as the said principal sum payable by the said bond is secured thereon.

It is further agreed that in case of default in the