

Pennsylvania with interest thereon from date until maturity at the rate of Seven per cent. per annum, payable annually, and twelve per cent. per annum, after maturity, the installments of interest being further evidenced by one coupon attached to said principal note, and of even date therewith, and payable to the order of said James H. Stembergh at Reading, Pennsylvania

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 party 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 per cent. 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 all buildings, fence and other improvements upon