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 12 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, fences and other improvements upon said premises in as good repair and conditions as the same are in at this date, and abstain from the commission of waste on said premises until the note hereby secured is fully paid.

Fourth: Said parties of the first part hereby agree to procure and maintain policies of insurance on the buildings erected and to be erected upon the above-described premises, in some responsible insurance company, to the satisfaction of the legal holder or holders of this mortgage, to the amount of twelve Hundred Dollars; loss, if any payable to the mortgagee or her assigns. And it is further agreed that every such policy of insurance shall be held by the party of the second part, or the legal holder or holders of said note, as collateral or additional security for the payment of the same; and the person or persons so holding any such policy of insurance shall have the right to collect and

On the original Instrument is the following endorsement.

For and in consideration of Seven hundred dollars to me in hand paid the receipt whereof is hereby acknowledged, I, Annie B. Sutherland mortgagee named in the within mortgage do hereby assign transfer sell and set over unto James B. Willmott of the City of Toronto Canada, his executors administrators and assigns the note by the said mortgage secured together with the said mortgage and all my right title and interest to the lands and tenements therein described. In Witness Whereof, I have hereunto set my hand and seal this 15th day of September A.D. 1887.

Annie B. Sutherland [seal]

Witness W. E. Willmott

Recorded Sept 22, 1887 at 11 40 O'clock A.M. B. J. Hatton Register of Deeds