

three years after date at The Banking House of  
 ountze Brothers, New York City, State of New York,  
 with interest thereon from date until maturity, at  
 the rate of seven per cent. per annum, payable  
 semi-annually on the first days of February and  
 August in each year, and twelve per cent. per  
 annum after maturity, or default, the installments  
 of interest being further evidenced by coupons attached  
 to said principal note, and of even date therewith,  
 and payable to the order of the said party of  
 the second part, at the same place.

Second. Said party of the first part hereby  
 agrees to pay all taxes and assessments levied  
 upon said premises and insurance premiums  
 for the amount of insurance hereinafter specified,  
 when the same are due; and if not so paid,  
 the party of the second part, or the legal hold-  
 er 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 mort-  
 gage, 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 of this mortgage did  
 to pay such taxes, assessments or insurance pre-  
 -miums or not, it is distinctly understood that  
 the legal holder hereof may declare the debt  
 hereby secured due and immediately cause this  
 mortgage to be foreclosed.

Third. Said party of the first part hereby  
 promises and agrees that all buildings, fences  
 and other improvements upon said premises  
 shall be kept in as good repair and condition  
 as the same are in at this date, and that  
 no waste shall be committed on said premises  
 until the debt hereby secured is fully paid.

Fourth. Said party of the first part hereby  
 agrees to procure and maintain policies of insurance  
 on the buildings which are now or may hereafter  
 be erected on the above described premises, in