

with interest thereon at the rate of six per centum per annum, interest payable semiannually, according to and upon presentation of interest coupons therefor therewith attached, both principal and interest being payable at the National Bank of Commerce, 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 sums covered by said bond and secured by this mortgage deed, to become immediately due and payable, without any notice of any kind whatsoever, and 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 first party shall insure the buildings that are insurable herein, in favor of the party of the second part, against loss or damage by fire, in the sum of \$ — and in such fire insurance companies as the second party may direct, and maintain such insurance during the continuance of this loan.

It is further expressly agreed, that the first party 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 first party shall repay to the second party all and every such sum or sums of money as may have been paid by them ^{in 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