Provided Always, And this instrument is made, executed and delivered upon the following express conditions, to-wit:

First.- Said party of the first part is justly indebted unto the said party of the second part in the principal sum of One Thousand Dollars, lawful money of the United States of America, being for a loan thereof, made by the said party of the second part to the said party of the first part, and payable according to the tenor and effect of a certain First Mortgage Real Estate Note, dated the first day of March A.D. 1887, numbered 367 executed and delivered by the said party of the first part, and payable to the order of the said party of the second part, five years after date at The Banking House of Kountze 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 semiannually on the 1st day of March and September 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 when the same are due; and if not so paid the party of the second part, or the legal holder 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 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 of this mortgage elect to pay such taxes, assessments or not, it is distinctly understood that the legal holder hereof may declare the debt hereby secured due and immediately cause this