

first day of January A.D. One Thousand Eight hundred and Ninety two with interest thereon at the rate of seven per centum per annum, payable semi-annually on the first days of January and July in each year, said principal and interest being payable in New York Exchange, and twelve per cent. per annum after maturity, or default, the installments of interest being further evidenced by Five coupons attached to said principal Bond, 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 agree 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 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 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 centum per annum. But whether the legal holder of this mortgage elect to pay such taxes, assessments or insurance premiums or not, it is distinctly understood that the legal holder hereof may immediately cause this mortgage to be foreclosed.

Third: Said party of the first part hereby promise and agree that all buildings, fences, and other improvements upon said premises shall be kept in as good repair and condition as the same