

thereof, made by the said party of the second part to the said Willis A. Pence and payable according to the tenor and effect of one certain First Mortgage Real Estate Note, numbered _____ executed and delivered by the said Willis A. Pence and Mary B. Pence bearing date January 31, 1887 and payable to the order of the said Connecticut Mutual Life Insurance Company, of Hartford, Connecticut, five years after date, at its office in Hartford, Connecticut, with interest thereon from date until maturity, at the rate of six per cent. per annum, payable semi-annually, on the first days of July and January in each year, and twelve per cent. per annum after maturity, the installments of interest being further evidenced by ten coupons attached to said principal note, and of even date therewith, and payable to the order of said Connecticut Mutual Life Insurance Company, of Hartford, Connecticut, at its office in Hartford, Connecticut.

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 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 twelve 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 party of the first part hereby agrees to keep all buildings, fences and other improvements upon said premises in as good repair and condition as the same are in at this date, and abstain from the commission