

said Henry M. Greene to wit:

Note No. 1. for Five hundred dollars, due March 1st 1892.
all dated March 1st 1887, payable to Edward Russell or order,
at the Importers and Traders National Bank in New York
City, with interest, payable semi-annually, on the first
days of March and September in each year, according to
coupons attached to said note. The parties of the first part
further agree that they will pay all taxes and assessments
upon the said premises before they shall become delinquent;
and they will keep the buildings on said property insured
in some approved Insurance Company, payable in case of
loss, to the mortgagee or assigns, and deliver the policy to
the mortgagee, as collateral security hereto.

Now: If such payments be made as herein specified, this
conveyance shall be void, and shall be released upon
demand of the parties of the first part. But if default be
made in the payment of said principal sum, or any part
thereof, or any interest thereon, or of said taxes or assessments
as provided, or if default be made in the agreement to
insure, then this conveyance shall become absolute, and
the whole of said principal and interest shall immediately
become due and payable at the option of the party of the
second part; and in case of such default of any sum
covenanted to be paid, for the period of ten days after the
same becomes due, the said first parties agree to pay to
said second party and his assigns, interest at the rate of
12 per cent. per annum, computed annually on said principal
note, from the date thereof to the time when the money
shall be actually paid, and any payments made on account
of interest shall be credited in said computation, so that
the total amount of interest collected shall be, and not
exceed, the legal rate of 12 per cent., but the party of the
second part may pay any unpaid taxes charged against
said property, or insure said property if default be made
in keeping up insurance, and may recover for all such
payments, with interest at twelve per cent., in any suit for
foreclosure of this mortgage; and it shall be lawful for
the party of the second part, his executors, administrators
and assigns, at any time thereafter to sell the premises
hereby granted, or any part thereof, in the manner
prescribed by law, Appraisement waived or not, at the
option of the party of the second part; and out of all the