

said second party in the sum of Four hundred Dollars, according to the terms of a certain mortgage note of even date herewith, executed by said party of the first part, in consideration of the actual loan of the sum aforesaid, and payable Two years after September 1st, 1887 to the order of said second party, with interest thereon at the rate of Ten per cent. per annum from September 1st, 1887, interest payable semi-annually on the first days of September and March in each year, according to the terms of interest notes thereunto attached; both principal and interest being payable at Bank of Boston Safe Deposit and Trust Company, Boston, Mass., and all said notes bearing twelve per cent. interest after maturity.

Second: The party of the first part agrees to pay all taxes and assessments upon the said premises before they shall become delinquent; to keep the buildings on said property insured to the amount of Dollars, in such insurance company as this mortgagee or his assigns may elect; loss, if any, payable to this mortgagee or assigns; and deliver the policy to this mortgagee, as collateral security hereto; and to keep all fences, buildings, and other improvements on said real estate in as good repair as they are at the date hereof, and to permit no waste of any kind on said premises.

Third: It is agreed by said first party that the party of the second part may make any payments necessary to remove or extinguish any prior or outstanding title lien, or incumbrance on the premises hereby conveyed, and may pay any unpaid taxes or assessments charged against said property and may insure said property if default be made in the covenant to insure; and sums so paid shall become a lien upon the above described real estate and be secured by this mortgage, and may be recovered, with interest at twelve per cent., in any suit for the foreclosure of this mortgage. In case of such foreclosure, said real estate shall be sold with or without appraisement as the holder hereof may elect.

Fourth: In case of default in any of the covenants herein contained, the rents and profits of the said premises are pledged to the legal holder or holders hereof as additional and collateral security for the payment of all moneys mentioned herein, and said legal holder is entitled to the