L. Henry, his wife to wit: Note No. 1, for Three hundred Dollars, due March first, 1890 Note No. 2. for Two thousand Dollars, due March first, 1893 all dated Febry 27th 1888, payable to Edward Russell, or order, at the Importers & Traders National Bank, New York City, N.Y., with interest payable semi-annually on the first days of September and March in each year, according to coupons attached to said notes. The parties of the first part further agree that they will pay all taxes & assessments upon the said premises before they shall become delinquent, & they will keep the buildings on said property insured for $ in some approved Insurance Company, payable in case of loss, to the mortgagee or assigns, & deliver the policy to the mortgagee, as collateral security hereto. Now, if such payments be made as herein specified, this conveyance shall be void, & 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, & the whole of said principal & interest shall immediately become due & 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 & his assigns, interest at the rate of 12 per cent. per annum, computed annually on said principal note, from 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, & 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; & it shall be lawful for the party o the second part, his executors, administrators & 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, & out of all the moneys arising from such sale, to retain the amount then due, or to become due, according to the conditions of this instrument, & interest at twelve per cent. per annum from the time of said default until paid, together with the costs & charges of making such sale, & a reasonable attorneys fee for the foreclosure of this mortgage, to be taxed as other costs in the suit.

In Witness Whereof, The said parties of the first part have hereunto set their hands & seals the day & year first above written