the said parties of the first part and payable according to the tenor and effect of one certain First Mortgage Real Estate Note, numbered 35 executed and delivered by the said William Griffith & Hannah Griffith bearing date March 5th 1888 and payable to the order of the said Margaret L. Clark five years after date, at the National Park Bank New York City with interest thereon from date until maturity at the rate of nine per cent. per annum, payable semi-annually on the 5th days of March and September in each year, and 12 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, & payable to the order of said Margaret L. Clark at the National Park Bank, New York City.

Second: Said parties of the first part hereby agree 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; & the amount so paid shall be a lien on the premises aforesaid, & be secured by this mortgage, and collected in the same manner as the principal debt hereby secured, with interest thereon at the rate of 12 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, & shall be entitled to immediate possession of the premises, and the rents, issues & profits thereof.

Third: Said parties of the first part hereby agree 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 of waste on said premises until the note hereby secured is fully paid.

Fourth: Said parties of the first part hereby agree to procure and maintain policies of insurance on the buildings erected and to be erected upon the above-described premises, in some responsible insurance company, to the satisfaction of the legal holder or holders of this mortgage, to the amount of not less than twelve hundred (1200) Dollars; loss, if any, payable to the mortgagee or her assigns. And it is further agreed that every such policy of insurance shall be held by the party of the second part, or the legal holder or holders of said note, as collateral or additional security for the payment of the same, and the person or persons so holding any such policy of insurance shall have the right to