of Five Hundred and Thirty-five Dollars lawful money of the United States of America, being for a loan thereof on the day and date hereof, made by the said Mrs M. L. Sadler to the said Francis H. Davis and secured to be paid by two certain promissory notes of the said Francis H. Davis bearing even date herewith, payable to the order of the said Mrs. M. L. Sadler in three years from the date thereof, at the office of Wm. T. Sinclair (in N. Y. Exc.) with interest after maturity, or default in payment of interest, at the rate of twelve per cent. per annum until the said principal sum is fully paid. The interest on said note from date to maturity or default is to be paid semi-annually, on the 3d day of January and of July in each and every year, and is specified by interest notes or coupons of even date herewith, attached to the said notes and payable at said office of Wm. T. Sinclair (in N. Y. exchange) and in and by said promissory note it is agreed that if default be made in the payment of any interest coupon at maturity, then the said principal sum of Five Hundred and Thirty-five Dollars with all the interest thereon shall immediately become due and payable.

Now, if the said party of the first part shall well and truly pay or cause to be paid the said sum of money in said notes mentioned, with the interest thereon, according to the tenor and effect of said notes, then these presents shall be null and void. But, if said sum of money, or any interest thereon, is not paid when the same is due and payable, or if any taxes or assessments levied against said property, are not paid when the same are payable, or if default shall be made in the agreement to keep said premises insured, as hereinafter set forth, then, in either of these cases, the whole of said sum mentioned in said notes, together with the interest thereon, shall, by this indenture does immediately become due and payable at the option of the party of the second part or assigns, to be at any time thereafter exercised without notice to the party of the first part; but the legal holder of this mortgage may at option pay or cause to be paid the said taxes and assessments so due and payable, and such premiums and charges for insurance, as the mortgagor or assigns shall neglect or refuse to pay, and charge them against said party of the first part, and the amounts so charged shall be an additional