loan thereof made by the said party of the second part to the said party of the first part, and payable according to the tenor & effect of one certain Real Estate Mortgage Bond numbered 10200# executed and delivered by the said party of the first part bearing date September 1st 1888 and payable to the order of said party of the second part the first day of September A.D. 1893 at the Third National Bank in the City of New York, with interest thereon, if paid at maturity, at the rate of seven percent. per annum, payable semi-annually on the first days of March and September in each year, and twelve per cent. per annum after maturity, the installments of interest being further evidenced by ten coupons attached to the principal bond and of even date therewith, payable to the order of the said party of the second part at the Third National Bank in the City of New York. It is agreed that in case the interest upon said principal bond or any of said coupons or any portion thereof shall remain unpaid for the space of ten days, then at the election of said party of the second part, the whole amount of said bond together with all accrued interest, and all the sums of money secured by this mortgage deed shall become at once due and payable without notice, and may be collected in like manner as if said principal bond were past due; and it is expressly covenanted and agreed that all payments accruing under said bond and this mortgage shall be made in gold coin or its equivalent.

Second: Said party of the first part hereby agrees to pay all taxes and assessments levied upon said premises when the same are due, and insurance premiums for the amount of insurance herein after specified, and if not so paid, the said party of the second part or the legal holder of this mortgage may without notice declare the whole sum of money herein secured at once due and payable, or may elect to pay such taxes, assessments and insurance premiums, and the amount so paid shall be a lien on the premises aforesaid and be secured by this mortgage and collected in the same manner as the principal debt hereby secured, with interest thereon at the rate of twelve per cent. per annum. But whether the legal holder of this mortgage elects to pay such taxes, assessments or insurance premiums or not it is distinctly understood that the legal holder hereof may immediately cause this mortgage to be foreclosed, and shall be entitled to immediate possession of the premises and the rents, issues and profits thereof.

Third: Said party of the first part hereby agrees to procure and maintain policies of insurance on the buildings erected and