Provided Always, and this instrument is made, executed and delivered, upon the following conditions, to-wit:

First: Said William Morrison & Martha J. Morrison are justly indebted unto the said party of the second part in the principal sum of Five Thousand and Six Hundred Dollars, lawful money of the United States of America, being for a loan thereof, made by the said party of the second part to the said William & Martha J. Morrison and payable according to the tenor and effect of one certain First Mortgage Real Estate Note, numbered executed and delivered by the said William and Martha J. Morrison bearing date September 1st 1888 and payable to the order of the said Connecticut Mutual Life Insurance Company, of Hartford, Connecticut, five years after date at its office in Hartford, Connecticut, with interest thereon from date until maturity, at the rate of six per cent 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 said principal note and of even date therewith, and payable to the order of said Connecticut Mutual Life Insurance Company, of Hartford, Connecticut, at its office in Hartford, Connecticut. The parties of the first part are hereby given the privilege of paying this entire loan in sums of One Hundred Dollars or any multiple thereof, at the maturity of any interest coupon

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, 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 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, and shall be entitled to immediate possession of the premises, and the rents, issues and 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