porters and Traders National Bank, New York City, N.Y. with interest pay-
able semi-annually on the first days of March and September in
each year, according to coupons attached to said note. The parties of
the first part further agree that they will pay all taxes and assess-
ments upon the said premises before they shall become delinquent,
and 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, and deliver the policy to the mort-
gagee, as collateral security hereto. Now, if such payments be made
as herein specified, this conveyance shall be void, and shall be re-
leased upon demand of the parties of the first part. But if default
be made in the payment of said principal sum, or any part there-
of, or any interest thereon, or of said taxes or assessments, as pro-
vided, or if default be made in the agreement to insure, then
this conveyance shall become absolute, and the whole of said
principal and interest shall immediately become due and pay-
able 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 and 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 in-
terest collected shall be, and 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 fore-
closure of this mortgage; and it shall be lawful for the party of
the second part his executors, administrators and 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, and 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 instru-
ment, and interest at twelve per cent. per annum from the
time of said default until paid, together with the costs and charges
of making such sale, and 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 hav
hereunto set their hands and seals the day and year first