coupons, this day executed by the said parties of the first part to wit:
Note No. 1. for Eight hundred Dollars, due December 1st 1893 all dated December 1. 188[illegible]
payable to Russell & Metcalf or order, at the Importers & Traders National Bank
New York City with interest payable semi-annually on the first days of June and
December 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 assessments
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 mortgagee, as collateral security hereto. Now, if such
payments be made as herein specified, this conveyance shall be void, and
shall be released upon demand of the parties of the first part. But if
default be made in the payment of said principal sum, or any part
thereof, or any interest thereon, or of said taxes or assessments, as provided,
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 payable 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 interest 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 foreclosure 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 moneys
arising from such sale, to retain the amount then due, or to become due,
according to the conditions of this instrument, 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
attorney's 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 have hereunto set
their hands and seals, the day and year first above written.