

annually, on the first days of October and April in each year and twelve percent 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 party of the second part at the same place with exchange on New York.

Second. Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises, and insurance premiums for the amount of insurance herein after specified when the same are due; and, if not so paid, the party of the second part or the legal holder 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 percent per annum. But, whether the legal holder of this mortgage elect 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.

Third. Said parties of the first part hereby promise and agree that all buildings, fences, and other improvements upon said premises shall be kept in as good repair and condition as the same are in at this date, and that no waste shall be committed on said premises until the debt hereby secured is fully paid.

Fourth. Said parties of the first part hereby agree to procure and maintain policies of fire insurance on the buildings which now are or may hereafter be erected upon the above described premises, in some responsible insurance company, to the satisfaction of the legal holder of this mortgage, to the amount of Fifteen hundred no. Dollars; or, if any, payable to the mortgage or assigns. And it is further agreed, that all policies of insurance shall be held by the party of the second part, or the legal holder hereof, as collateral and additional security for the payment of the debt hereby secured; and the person or persons so holding any such policies of insurance shall have the right to collect and receive any and all moneys which may, at any time, become payable and receivable thereon, and apply the same, when received, to the payment of the costs and expenses incurred in collecting said insurance, and the residue to the payment of the debt hereby secured; or may elect to have buildings repaired or new buildings erected on the aforesaid mortgaged premises. Said party of the second part, or the legal holder hereof, may deliver said policies to said parties of the first part, and require the collection of the same.