

soever.

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

First: The said party of the first part is justly indebted unto the said party of the second part in the principal sum of Twenty Five 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 party of the first part, and secured to be paid by One certain Mortgage Bond or promissory note, to-wit: Bond No 11461 for \$2500 Dollars, due on the first day of December A.D. 1894 All bearing date Dec 2^d 1889 and payable to the said The Western Farm Mortgage Trust Company, or order, at the Third National Bank in the City of New York, with interest at the rate of six percent, payable semi-annually on the first days of June and December in each and every year. Said several installments of interest being further specified by Ten interest notes or coupons of even date with said Bonds and payable at said Third National Bank.

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 hereinafter 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 ten percent 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 to be erected upon above described premises, in responsible insurance companies to the satisfaction of the legal holder of this mortgage, to the amount of not less than Twenty Five Hundred Dollars, loss, if any, payable to the mortgagee or his assigns as his interest may appear. And it is further agreed that every such policy 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 hereof. And if the party of the first part, his heirs, legal representatives or grantees shall procure any additional insurance upon said premises, and the policy therefor shall not be made in terms