

the party of the second part, his executors administrators or assigns, at any time thereafter, to sell the premises hereby granted, or any part thereof, in the manner prescribed by law, and out of all the moneys arising from such sale to retain the amount then due for principal and interest, together with the costs and charges of making such sale, and the overplus, if any, thereof, shall be paid by the party making such sale, on demand to the said Geo. E. Cole his heirs or assigns;

And it is hereby expressly agreed, that should any default be made in the payment of the said principal or interest, or of any part thereof, on any day whereon the same is made payable as above expressed, and should the same remain unpaid and in arrears for the space of sixty days, then and from thenceforth, that is to say after the lapse of the said sixty days, the aforesaid principal sum of eleven ^{with all arrearages of interest}

thereon, shall, at the option of said party of the second part, his executors administrators or assigns, become and be due and payable immediately thereafter, although the period above limited for the payment thereof may not then have expired, anything herein before contained to the contrary, thereof in anywise notwithstanding;

And it is also agreed by and between the parties to these presents that the said part of the first part, shall and will keep the building erected and to be erected upon the lands above conveyed, insured against loss or damage by fire, by insurers and in an amount approved by the said party of the second part, not exceeding \$600.00 and assign the policy and certificate thereof to the said party of the second part; and in default thereof it shall be lawful for the said party of the second part to effect such insurance, as mortgagor or otherwise, and the premium or premiums paid for effecting and continuing the same shall be a lien on the said mortgaged premises, added to the amount secured by these presents and payable on demand, with interest at the rate of ^{percent} per annum.

In witness whereof, the parties of the first part have hereunto set their hands and seals the day and year first above written

Said clause in relation to bond

Geo. E. Cole

JS

struck out before delivery.

Delia A. Cole

JS

F. Ryder Witness.

State of New York,

County of Onondaga } ss,

On this Eleventh day of September in the year one thousand eight hundred and Ninety One before me, the subscriber, personally came Geo. E. Cole & Cordelia K. Cole his wife to me known to be the persons described in and who executed the within instrument, and severally acknowledged that he executed the same.