centum per annum interest payable semi-annually, according to and upon presentation of interest coupons therefor thereunto attached both principal and interest being payable at the National Bank of Commerce in New York City. Also Providing, that in case any interest on any of said sums shall remain unpaid for ten days after the same becomes due then the entire sums covered by said bond and secured by this Mortgage Deed, to become immediately due and payable, without any notice of any kind whatsoever, and same to be collected in like manner as if the full time provided in said bond had expired.

It is Further Expressly Agreed That the first party shall at all times keep the taxes and assessments of any and all kinds that may become liens upon said premises fully paid and satisfied and that said security shall remain and be kept as good as the same is now during the continuance of this loan.

It is Further Agreed, That the first party shall repay to the second party all and every such sum or sums of money as may have been paid by them or any of them for taxes or assessments, or for premiums and costs of insurance, or on account of, or to extinguish or remove any prior or outstanding title, lien, claim or incumbrance on the premises hereby conveyed with interest thereon at the rate of Ten per centum per annum from the time the said sum or sums of money may have been respectively so advanced and paid until the same are repaid. and all of which said sum or sums of money, and the interest to accrue thereon, shall also be a charge upon said premises, and shall be secured by this instrument in the same manner as the said principal sum payable by the said bond is secured thereon.

It is Further Agreed, That in case of default in the payment of said bond or any part thereof, or any of the sums of money to become due herein specified, according to the tenor and effect of said bond or in the case of the breach by the said party of the first part of any of the covenants or agreements herein mentioned by said first party to be performed, then, and in that case, the bond secured hereby shall bear interest at the rate of Ten per centum per annum from date, and this conveyance shall become absolute and the party of the second part be at once entitled to the possession of the said above described premises, and to have and receive all the rents and profits thereof. And the said bond with interest accrued thereon and all the moneys which may have been advanced and paid by the said second party with the aforesaid interest thereon, shall thereupon, each and every one of them, become and be at once due and payable.

Appraisement hereby waived or not, at the option of the said second party. The first party agrees to pay the charges for entering satisfaction of this mortgage upon the records.

The following is endorsed on the original instrument:
We acknowledge payment in full of the within Mortgage and hereby authorize the Register of Deeds to Discharge the same of Record. Dated this fifth day of June 1901.
Attest: The Farmers Loan & Trust Co. of New York N.Y. As Trustee for the Debenture Holders of the J. B. Watkins Land Mortgage Co.
A. D. Steele Asst. Secy. T. J. Barnett 2nd V. Prest.

Recorded July 1 - 1901 -
C. H. Lohman
Register of Deeds -
By Lilli B. Lohman
Deputy