and of even date therewith. Principal and interest payable at the office of Hurlbut National Bank West Winsted Connecticut.

Now Therefore, If said first party shall pay or cause to be paid, said indebtedness and interest thereon, according to the tenor of said notes, and interest notes or coupons thereto attached, and shall repay to said second party, or his successors or the legal holder of said notes all money which may be paid by either of them on account of taxes, insurance, liens, adverse titles, claims or incumbrances upon said property, with interest thereon, at ten per cent. per annum, from the date of such payments, until the same are fully repaid, and shall comply with and perform all the covenants herein contained, then this deed shall be void and the property aforesaid shall be released at the cost of the first party or his legal representatives.

But if said indebtedness or interest thereon is not paid, when due and payable, or any taxes or assessments levied against said property, or any charges for insurance or money paid on adverse titles, claims and incumbrances, are not paid when the same are due and payable, then or in either of such cases, the said principal notes with the interest thereon, shall, and by this indenture does, at the option of the legal holder of said notes, to be at any time thereafter exercised without notice to said first parties or their representatives become immediately due and payable.

And in case of default by said first party in the payment of said indebtedness or any part thereof, or of any interest thereon when due and payable, or any taxes or assessments levied on said premises, when by law required to be paid, or of charges for insurance, or of any money advanced to pay off adverse titles, liens, claims or incumbrances, by said second party or by any holder of said notes or the performance of any covenant herein contained the said first parties agree to pay the legal holder of said notes interest at the rate of ten per cent per annum, computed annually, on said principal note, from date until paid any payments on account of interest to be credited in such computation, so that the total interest collected shall not exceed the legal rate of ten per cent. And upon such default, said second party, or his successors, shall be at once entitled to the possession of said premises, and all emblements thereon, and to have and receive all rents, issues and profits thereof, to control said premises and prevent any waste thereon and shall at the request of the legal holder of said notes proceed at once to foreclose this deed in his own name, or otherwise, in any court having jurisdiction, and to obtain a decree for the sale of said premises, and all emblements thereon by himself or his successors, or by a Sheriff, Special Commissioner or Master in Chancery, under order of the court, and out of the proceeds of sale and of the rents, issues and profits of said premises, if any, received by him, shall be paid all costs of said suit, including commissions at the rate allowed by law to Sheriffs for making such sales; next all costs and expenses of executing this trust, including a sum equal to ten per cent of the amount of such indebtedness, as a further compensation to the Trustee for his services; next, all sums due said second party or his successors, or the legal holder of said notes for money advanced for taxes, insurance, payment of adverse titles,