fend the title to the same against the lawful claims of all persons whomsoever.

Provided Always, And these presents are upon the express condition, that whereas the said first parties are justly indebted unto said Henry Gay in the principal sum of Three Hundred and fifty Dollars, lawful money of the United States of America, being for a loan thereof on the day and date hereof made by said Henry Gay to the said first parties, and secured by two certain promissory notes; to wit: One note for Two Hundred Dollars, due on or before July First, 1897. One note for One hundred and fifty Dollars, due on or before July First 1897. Bearing even date herewith, payable to said Henry Gay, or bearer, with interest at the rate of six per cent. per annum from date until fully paid; interest to be paid semi-annually, on the first days of January and July in each year, as specified by twenty interest notes or coupons of even date herewith, attached to said principal notes; principal and interest payable at The Hurlbut National Bank of West Winsted, Connecticut.

Now, If said first parties shall pay or cause to be paid the said sum of money, with interest thereon, according to the terms of said note and coupons, then these presents shall be void and said premises shall be released at the cost of the parties of the first part. But if said sum of money or any interest thereon is not paid when due and payable, or if any taxes or assessments levied against said property, or charges for insurance, are not paid when the same are due and payable, then in either of these cases the said principal note, with the interest thereon, shall, and by this indenture does, immediately become due and payable, at the option of the second party or assigns, to be at any time thereafter exercised without notice to the first parties, and this Mortgage shall then be at once foreclosed. But the legal holder of this Mortgage may, at his option, pay such of said taxes, assessments, or charges for insurance, due and payable as herein set forth, as the mortgagors or assigns shall neglect or refuse to pay, and charge them against said first parties, and the amounts so charged, together with interest at the rate of ten per cent, payable semi-annually, shall be an additional lien upon the said mortgaged property; and the said mortgagee or his assigns may immediately cause this Mortgage to be foreclosed, and shall be entitled to the immediate possession of the premises and the rents, issues and profits thereof.

Said first parties agree to keep the buildings, erected or to be erected on said land, insured to the amount of Dollars, to the satisfaction of and for the benefit of second party or assigns, from this time until said note and all liens by virtue hereof are fully paid, and assign and deliver the policies of insurance to said second party.

It is hereby agreed that in case of default of payment of any sum herein covenanted to be paid, or in default of performance of any covenant herein contained, the said first parties agree to pay to said second party or assigns interest at the rate of ten per cent. per annum, computed semi-annually, on said principal notes, from the date thereof to the time when the money shall be ac-