

South of Range number Eighteen (15) East of the sixth P.M. and containing Eighty (80) acres more or less.

To secure the said party of the second part for an actual loan of money made to the said George S. Doxman and Elvildah Doxman as evidenced by One certain Bond Nineteen thousand seven hundred and one of One Thousand Dollars, of even date herewith, in and by which said bond the party of the first part promise to pay to the order of Henry Dickinson in lawful money of the United States of America, the principal sum of One Thousand Dollars, Five years after date thereof, with interest thereon at the rate of $7\frac{1}{2}$ per centum per annum, interest payable semi-annually, according to and upon presentation of interest coupons therefor thereto attached, both principal and interest being payable at the National Bank of Commerce, in New York City, And 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 due 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, 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 money 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.