

even date therewith, and payable to the order of the said party of the second part, both principal and interest being payable at the American National Bank, of Hartford, Connecticut.

Second: In case of default of payment of any sum herein, or in said note, covenanted to be paid after the same becomes due, or in default of the performance of any covenant herein contained, the said party of the first part agrees to pay to the said party of the second part, or its successors or assigns, interest at the rate of ten per cent. per annum, computed annually on said principal note, from the date thereof to the time when the money shall be actually paid. Any payments made on account of interest prior to such default, shall be credited in said computation so that the total amount of interest collected shall be, and not exceed, the legal rate of ten per cent. per annum.

Third: Said party of the first part hereby agrees to pay all taxes and assessments levied upon said premises when the same are due, and to pay to the party of the second part, or assigns on demand, any money advanced by the party of the second part, or assigns, to remove purchase or extinguish any prior, or adverse, or outstanding title, lien, claim or encumbrance on said premises, or in any manner to protect its lien thereon, and also to pay insurance premiums for the insurance as hereinafter specified; and if not so paid, the said party of the second part, or the legal holder or holders of this mortgage may, without notice, declare the whole sum of money herein secured due and payable at once, or may elect to pay such taxes, assessments, and insurance premiums, and each and all of the amounts so paid shall be a lien on the premises aforesaid, and be secured by this mortgage, and collected in the same manner as the principal debt hereby secured, with interest thereon at the rate of ten per cent. per annum. But whether the legal holder or holders of this mortgage elect to pay such taxes, assessments, or insurance premiums, or not, it is distinctly understood that the legal holder or holders hereof may immediately cause this mortgage to be foreclosed in case of default in any of the conditions of this covenant, and shall be entitled to immediate possession of the premises, and the rents, issues and profits thereof.

Fourth: Said party of the first hereby agrees to keep all buildings, fences, and other improvements upon said premises in as good repair and condition as the same are in at this date, and abstain from the commission of waste on said premises until the notes hereby secured are fully paid.

Fifth: Said party of the first part hereby agrees to procure and maintain policies of insurance on the buildings erected upon the above-described premises, in some responsible insurance company, to the satisfaction of the legal holder or holders of this mortgage, in the fair insurable value