

assigns, forever. Provided always, and these presents are upon this express condition: that whereas the said mortgagors have this day executed and delivered to the mortgage a certain promissory note, of which the following is a copy, viz:

\$7500.

Philadelphia Pa. December 1st 1894

Ten years after date we promise to pay to the order of John P. Fellows the sum of twenty five hundred dollars, together with interest thereon at the rate of five per cent per annum, payable semi-annually, with the privilege of paying off said sum in instalments of not less than one hundred dollars each, at any time or times within said period; provided however that in case of default in the payment of interest as aforesaid, for more than thirty days after the same becomes due; or in the payment of taxes on the premises described in the accompanying mortgage until penalty attaches; or in keeping in force the fire insurance for the benefit of the mortgage; then the whole principal debt, or so much as remains unpaid thereof, shall be forthwith collectible; and in the event of action upon said mortgage, an attorney's commission of one per cent for collection shall be recoverable as a part of the judgment thereunder, as set forth in said accompanying mortgage.

(Signed) Albert P. Fellows

Cornelia E. Fellows

Now if the said mortgagors shall pay or cause to be paid the said debt of twenty five hundred dollars, with interest, according to the terms and effect of said note, and shall also pay all taxes assessed against said mortgaged premises at or before the time when penalty attaches thereto, and shall also keep said premises continuously insured for the benefit of said mortgage in the sum of twelve hundred dollars, then these presents shall be void. Provided however, that in case of default in the payment of taxes as aforesaid until penalty attaches, the said mortgage may for his own protection pay the same; and in case of failure on the part of the mortgagors to keep said premises insured the said mortgage may procure insurance for his own benefit; and all sums so paid, whether for taxes, penalty or insurance, shall be recoverable, with lawful interest thereon, by said mortgage out of said premises, whereon the same shall forthwith become a lien, in addition to said principal debt and interest, at the same time and in the same proceeding taken for the recovery of said principal debt and interest; and provided further that in case of default in the payment of interest as aforesaid for more than thirty days after the same becomes due, or in the payment of taxes on said premises until penalty attaches, or in keeping in force the fire insurance as aforesaid, the whole principal debt, or so much as remains unpaid thereof, together with all accrued interest, and all taxes, penalties and insurance premiums paid by the mortgage as aforesaid, shall be due, payable and collectible forthwith, and said mortgage shall thereupon be en-