covenants and conditions, to wit:
First That said party of the first part is justly indebted to the said second party in the sum of Eleven Hundred Dollars, according to the terms of a certain mortgage note of even date herewith, executed by said party of the first part, in consideration of the actual loan of the sum aforesaid and payable on the first day of January 1902 to the order of said second party with interest thereon at the rate of seven percent, per annum, payable semi-annually on the first days of January and July in each year according to the terms of interest notes thereunto attached; both principal and interest and all other indebtedness accruing hereunder being payable in gold coin of the United States of America, at Bank of Boston Safe-Deposit and Trust Company, Boston, Mass, and all said notes bearing ten percent, interest after due.

Second; the said party of the first part agrees to pay all taxes and assessments upon the said premises before they shall become delinquent, and that until the full payment of said debt he will keep the buildings which now are or may hereafter be erected upon said premises insured in such insurance companies as the legal holder hereof may elect, to the amount of Five Hundred Dollars; loss, if any, payable to this mortgagee or assigns, and deliver said policy or policies of insurance to this mortgagee as collateral security hereto; and said first party agrees that all insurance on said buildings shall until said debt is paid be made payable in like manner. The legal owner and holder hereof may in case of loss, collect such insurance and apply it to said debt, or may deliver said policy or policies to the said party of the first part, and require the collection of same, and application made of the proceeds as above mentioned. Said party of the first part shall assume all responsibility of proofs, and care and expense of collecting said insurance; will keep all fences, buildings and other improvements on said real estate in as good repair as they are at the date hereof, and permit no waste of any kind on said premises.

Third. It is agreed by said first party that the party of the second part, or assigns, may make any payment necessary to remove or extinguish any prior or out-