party of the second part its successors and assigns Forever, against the lawful claims of all persons whomsoever. Provided always, and this instrument is made executed and delivered, upon the following conditions, to-wit: First: Said first parties are justly indebted unto the said party of the second part in the principal sum of Eight Hundred ($800.00) Dollars, being for a loan thereof, made by the said party of the second part to the said parties of the first part, and payable according to the tenor and effect of one certain First Mortgage Real Estate Note Numbered G6141, executed and delivered by the said parties of the first part, bearing date December Ninth 1898 and payable to the order of said The Mortgage & Debenture Company, Limited January First 1904 after date with privilege of making payment of $100.00 or any multiple thereof on any interest pay day after one year by giving 6 months previous notice in writing stating == amount to be paid, at the office of said Company, Chicago, Illinois, with interest thereon from date until maturity at the rate of 6 1/2 per cent per annum payable semi-annually, on the first days of January and July in each year, and Ten per cent per annum, after maturity, the installments of interest being further evidenced by Ten coupons attached to said principal note, and of even date therewith, and payable to the order of said The Mortgage & Debenture Company, Limited, at the office of said Company, Chicago, Illinois. Second: Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due, and insurance premiums for the amount of insurance 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 the amount 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 and shall be entitled to immediate possession of the premises, and the rents, issues and profits thereof. Third: Said parties of the first part hereby agree 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 note hereby secured is fully paid. Fourth: Said parties of the first part hereby agree to procure and maintain policies of insurance on the buildings erected and to be erected upon the above described premises, in some responsible insurance Company, to the satisfaction of the