tenances now made consisting of house, barn etc. & appurtenances hereafter made, to secure to the said party of the second part the payment of an obligation contracted for the purchase of said premises, as evidenced by Bond number 1094 of even date herewith, aggregating the sum of Six hundred thirty 00/100 Dollars, in and by which said Bond the party of the first part promises to pay to the order of O.C. Power the principal sum of six hundred thirty 00/100 Dollars, — years after date thereof, with interest thereon at the rate of — per centum per annum, interest payable semi-annually, according to and upon presentation of interest coupons therefor thereunto attached, both principal and interest being payable at the office of John L. Dilworth or Nat. Bk. of Commerce N.Y. City. Also 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 shall, at the option of the legal holder hereof, 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 hereby expressly agreed, that said first party shall insure the insurable buildings on said premises in favor of the party of the second part, against loss or damage by fire, in such sum, and in such fire insurance companies as the second party may direct, and maintain such insurance during the continuance of this mortgage. 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 liens 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 mortgage. It is further agreed, that the first party shall repay to the said second party all and every such sum or sums of money as may have been paid by them, or any of them, for taxes or assessments, or for premiums and costs of insurance, 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 the 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