March A. D. 1885 at the Third National Bank in the City of New York with interest thereon if paid at maturity at the rate of Eight per cent per annum payable semi annually on the first days of March and September in each year and twelve per cent per annum after maturity the installments of interest being further evidenced by ten coupons attached to the principal bond and of even date therewith payable to the order of the said party of the second part at the Third National Bank in the City of New York It is agreed that in case the interest upon said principal bond or any of said coupons or any portion thereof shall remain unpaid for the space of ten days then at the election of the said party of the second part the whole amount of said bond together with all accrued interest and all the sum or sums secured by this mortgage deed shall become at once due and payable without notice and may be collected in like manner as if said principal bond were past due

Second Said party 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 at once due and payable 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 twelve 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 party of the first part hereby agree to procure and maintain policies of insurance on the buildings erected and to be erected upon above described premises in some responsible insurance company to the satisfaction of the legal holder or holders of this mortgage to the amount of Two Hundred Dollars loss if any payable to the mortgagee or his assigns And it is further agreed that every such policy of insurance shall be held by the party of the second part or the legal holder or holders hereof as collateral and additional security for the