note of even date herewith, executed by said parties of the first part, in consideration of the actual loan of the sum aforesaid, and payable on the first day of February 1914, to the order of said second party, with interest thereon at the rate of Five and one half per cent per annum, payable semiannually on the first days of February and August (in each year, according to the terms of interest notes thereunto attached; both principal and interest and all other indebtness accruing hereunder being payable in lawful money in the United States of America, at First Nation Bank, Boston, Mass., and all said notes bearing ten per cent. interest after due.

Second. The parties of the first part agree to pay all taxes and assessments upon the said premises before they shall become delinquent, and that until the full payment of said debt they 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 Six 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 parties agree 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 parties of the first part, and require the collection of same, and application made of the proceeds as above mentioned ~~as above mentioned~~. Said parties of the first part shall assume all responsibility of proofs, and care and expense of collecting said insurance; will keep all fences,