

conveyance of the premises of the said part - of the first part to
 pay and take up the said promissory note at its maturity, and if
 the amount of the said promissory note, principal and interest,
 shall be paid by the first part or maturity, then
 the premises shall remain void, and the estate hereby granted
 shall cease and nothing shall remain; but if before the maturity of the
 said part shall violate any of the stipulations, agreements and
 provisions herein contained, the said part, the second part,
 his heirs, executors, administrators and assigns, on behalf
 authorized and empowered to all the said premises hereby
 conveyed, at public auction to the highest bidder, present
 at the front door of the building now used as a United
 States Court House in the city of New York, 9.7, public notice
 of the time and place of such sale having first been given on
 days by advertising the same in some newspaper published
 in the said city of New York, 9.7, at which sale the said part
 of the second part, his heirs or assigns, may bid and purchase
 as any third person may bid; and to convey the same to the
 purchaser in full compliance, and all the aforesaid part of
 conveyance shall be taken as prima facie true, and shall
 be binding upon the said part of the first part, his heirs,
 executors, administrators and assigns; and on the part of
 the said part, the said part of the second part, his heirs or
 assigns, shall remain void, unless some money as may here
 been paid by or collected from him as above mentioned,
 together with all costs and charges, and pay the overplus, if any,
 to the said part - of the first part, - his heirs, executors, administrators
 or assigns.

This further hereby stipulated and agreed that during the
 term for which the mortgage shall run the said part -
 of the first part shall not all time keep the same quiet
 paid as required by law, about half the building on
 said premises insured against loss or damage by fire in
 the sum of five thousand and no/100 Dollars, here paying,
 payable to the said part of the second part, or his interest