Five hundred dollars lawful money of the United States of America; being for a loan thereof on the day and date hereof made by the said Browne & Day, to the said party of the first part and secured by one certain promissory note or notes to wit:

One note for Five hundred Dollars, due November first 1912

Bearing even date herewith, payable to said Browne and Day or bearer with interest at the rate of six per cent per annum from date until fully paid, interest to be paid semiannually on the first days of May and November in each year as specified by the interest notes or coupons of even date herewith attached to & executed with said principal note or notes, principal and interest payable at The Hurlbut National Bank of Winsted in Winsted, Connecticut. Now, if said party of the first part shall pay or cause to be paid the said sum of money, with interest thereon, according to the terms of said note or notes and coupons then these presents shall be void and said premises shall be released at the cost of the party of the first part. But if said sum of money or any part thereof or any interest thereon is not paid when due and payable or if any taxes or assessments levied against said property or charges for insurance are not paid when the same are due and payable or on failure to furnish insurance as herein agreed, then in either of these cases the said principal note or notes, with the interest thereon, shall and by this indenture does immediately become due and payable at the option of the second parties or assigns to be at any time hereafter exercised without notice to the party of the first part and this mortgage shall then be absolute and may be at once ~~be~~ foreclosed. But the legal holder of this mortgage may at his option pay such of said taxes, assessments or charges for insurance due and payable as herein set forth, as the party of the first part or assigns shall neglect or refuse to pay and charge these against said party of the first part and the amounts so charged together