second party or order Four hundred dollars with interest thereon from Jan. 16" 1905 until paid at the rate of six per cent per annum, payable semi-annually, on the first day of Jan. and July in each year, and in accordance with one certain promissory note of the said parties of the first part, with coupons attached, of even date herewith.
Third: And it is further agreed by the said first party hereto that during the continuance in force of this instrument, the said first party agrees to pay all taxes, charges or assessments, general or special, that may be levied upon said real estate by the authority of the town, village or city in which said real estate is situate, or any part thereof when the same shall become by law due and payable, including all taxes and assessments of every kind and character levied upon the interest therein of the mortgagee or his legal representatives and assigns; to pay all taxes levied upon said mortgage, and the said mortgagors shall not be entitled to any offset against the sums hereby secured for taxes so paid, and that first party will exhibit once a year, on demand, receipts of the proper persons to said party of the second part, its successors or assigns, showing payment thereof, until the indebtedness hereby secured shall be fully paid. The said first party further agrees to constantly keep the said premises free from mechanic's lien and all other liens, and to preserve and maintain this security hereunder against any adverse, superior or outstanding claim or interest.
Fourth: The said first party agrees to keep all buildings, fences, sidewalks and other improvements on said