rate of 6 percent per annum, payable semi annually on the first day of August and February in each year and in accordance with four certain promissory notes 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 mechanics liens and all other liens; and to preserve and maintain the security hereunder against any adverse, superior or intervening claim or interest.