evidenced by a certain promissory note signed by the first party of even date herewith due on or before Feby 1- 1913 and bearing interest at six per cent from date until maturity payable annually and at ten per cent after maturity, said interest evidenced by five interest coupon notes of even date herewith as follows; one for one hundred and eighty $180 dollars due February 1 1909 and four for one hundred and eighty ($180) dollars each due on the 1st day of February and of each year and bearing ten per cent interest after maturity. Said notes and coupons and this mortgage are given for an actual loan of money by the party of the second part to the party of the first part. It is expressly understood and agreed that this mortgage is the first lien on the premises hereby conveyed that the party of the first part will pay the indebtedness hereby secured and all interest thereon at the time and place and in the manner provided in said note and coupons and will also pay all taxes and assessments levied against the premises when due, and will neither commit or permit any waste upon the premises nor the removal of any buildings or other improvements therefrom without first obtaining the written consent of the party of the second part his heirs successors or assigns.

The party of the first part agrees to procure and maintain insurance on the buildings located on the said premises