appertaining and all rights of homestead exemption, unto the said party of the second part and to his heirs and assigns forever. And the said party of the first part does hereby covenant and agree that at the delivery hereof he is the lawful owner of the premises above granted and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances and that he will Warrant and Defend the same in the quiet and peaceable possession of said party of the second part his heirs and assigns forever against the lawful claims of all persons whomsoever. Provided Always and this instrument is made executed and delivered upon the following conditions to wit:

First: Said Ira T. Steele is justly indebted unto the said party of the second part in the principal sum of Five hundred Dollars lawful money of the United States of America being for a loan thereof made by the said party of the second part to the said Ira T. Steele and payable according to the tenor and effect of one certain First Mortgage Real Estate Note numbered — executed and delivered by the said Ira T. Steele having date February 1st 1881 and payable to the order of the said Joseph W. Bent three years after date at Wheaton Dupage County Illinois with interest thereon from date until maturity at the rate of eight per cent. per annum payable annually on the first days of February in each year and ten per cent. per annum after maturity the installments of interest being further evidenced by three coupons attached to said principal note and of even date therewith and payable to the order of said Joseph W. Bent at Wheaton Ill.

Second: Said party of the first part hereby agrees to pay all taxes and assessments levied upon said premises when the same are due and insurance premiums for the amount of insurance hereinafter specified, and if not so paid the said party of the second part, or the legal holder or holders of this mortgage may without notice declare the whole sum of money herein secured due and payable at once or may elect to pay such taxes assessments and insurance premiums: and the amount so paid shall be a lien on the premises aforesaid and be secured by this mortgage and collected in the same manner as the principal debt hereby secured with interest thereon at the rate of ten per cent. per annum. But whether the legal holder or holders of this mortgage elect to pay such taxes assessments or insurance premiums or not it is distinctly understood that the legal holder or holders hereof may immediately cause this mortgage to be foreclosed and shall be entitled to immediate possession of the premises and the rents issues and profits thereof.

Joseph W. Bent [L.S.]

Witness: Geo. E. Bettler

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