and agreements to be kept and performed, viz:
First the said first party shall pay all taxes and assessments now due or which may become due on said premises before the same become delinquent and in case not so paid the holder of this mortgage may pay such taxes and assessments and recover the same and interest thereon at the rate of twelve per cent per annum and this Mortgage shall stand as security therefor.
Second the said first party shall keep the buildings on said premises insured in some responsible and approved Company or Companies for the benefit of said second party in the sum of not less than —— Dollars and shall deliver the Policies and renewal receipts to said second party and should said first party neglect so to do said second party may effect such insurance and recover of said first party the amount paid therefor and interest at twelve per cent per annum and this Mortgage shall stand as security therefor.
Third said first party shall keep all fences buildings and other improvements on said premises in as good condition and repair as they now are and shall not suffer waste or permit the value of said premises to depreciate by neglect or want of care, and should said first party neglect so to do said second party or assigns shall be entitled to immediate possession of said premises.
Fourth, Should any of said interest not be paid when due it shall bear interest at twelve per cent per annum from the time the same becomes due and should said first party at any time fail to pay any part of the principal or interest within twenty days after the same becomes due or should said first party fail to insure and pay taxes or fail to keep and perform all and singular the covenants conditions stipulations and agreements herein to be kept and performed the whole sum of money hereby secured shall become due and collectible at once at the option of the second party and this Mortgage may thereupon be foreclosed immediately for the whole of said money interest and costs without further notice.
And it is expressly agreed and stipulated that in the event the debt secured by this Mortgage shall not be paid when due by the terms of the said bond or promissory note or when it shall become due by reason of the breach of any of the conditions of this mortgage it shall bear interest at the rate of twelve per cent from the date hereof and the holder thereof shall recover principal and twelve per cent interest thereon from the date hereof and shall recover for all moneys paid for taxes and insurance as aforesaid and for all moneys paid to extinguish or release any prior or outstanding title or lien on said premises and

Compared
Reissued [?]

State of Iowa, Polk County, ss. Be it Remembered that on the 15th day of May AD 1882 before me the undersigned a Notary Public within and for said County personally appeared L.A. Grand President of The New England Loan & Trust Co. to me personally known to be the identical person whose name is affixed to the foregoing assignment of mortgage and acknowledged the said assignment and the execution thereof to be the act and deed of said Co. him voluntarily done and executed.
In Testimony Whereof I have hereunto set my hand and affixed my official seal the day and year last above written.
P.G. Edmundson Notary Public
Commission expires July 7 1882
Recorded May 1[?] 1882 at 2 5/ P.M.