

(ex Rt of W. L. L. & S. R. R. Co. To have and to hold the above described premises and all appurtenances thereto belonging unto the said second party their successors heirs and assigns forever. The said Joseph P. Sibley, represents to and covenants with the said second party that he holds said premises in fee simple that he has good and lawful rights to sell and convey the same that said premises are free and clear from all liens and incumbrances that he will warrant and defend the title to said premises against the lawful claims of all persons whomsoever. And the said party of the first part hereby expressly relinquishes releases and conveys all right of homestead exemption and every contingent right in and to said premises. Provided Always and these presents are made upon the following express conditions: That if the said first party shall pay said second party the sum of One Thousand Five hundred Dollars on the first day of July A.D. 1887 with interest on the same from this date until paid at the rate of seven per cent per annum payable semi-annually on the first day of January and the first day of July in each year according to the tenor and effect of one bond or promissory note and interest coupons executed and delivered by said Joseph P. Sibley and bearing even date herewith payable at the office of said second party in Des Moines Iowa and shall well and truly keep and perform all and singular the covenants conditions stipulations and agreements herein contained for said first party to keep and perform then these presents and all the estate hereby created shall cease and be void otherwise to remain in full force and effect.

The covenants conditions stipulations and agreements to be kept and performed are:

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 seven 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 improved Company or Companies for the benefit of said second party in the sum of not less than One Thousand eight hundred 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 seven per cent per annum.