man Stephen C. Chapman and Mary Chapman and bearing even date herewith payable at the office of the New England Loan and Trust Company 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 assessment now due or which may become due on said premises before the same become delinquent and in case not 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 Four Hundred Dollars and shall deliver the policies and renewal receipts to the 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 nor 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 it 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 or if said first party shall give notice of intention to make payment before due as hereinbefore provided and payment in accordance with such notice is not paid the whole sum of money hereby secured