

or in any wise appertaining forever.

And the said Francis M. Hitchcock and Mollie J. Hitchcock hereby covenant and agree to and with said second party its successors and assigns that at the delivery of these presents they are lawfully seized in their own right of an indefeasible estate in fee simple absolute in the above described premises, and all appurtenances thereto that the same are free and clear of and from all former and other grants estate and incumbrances of every kind and nature and that they will forever warrant and defend the title to said premises and the possession thereof unto said second party its successors and assigns against the lawful claims of all persons whomsoever.

These Presents however are made upon the following express conditions: Whereas said Francis M. Hitchcock and Mollie J. Hitchcock have this day made delivered to said New England Loan and Trust Company their certain bond or promissory note for the sum of Three Hundred Dollars payable on the first day of September 1890 and bearing interest at the rate of seven per centum per annum payable semi-annually as evidenced by ten coupons attached thereto maturing successively on the first day of each March and September hereafter until all have matured. The said bond and coupons payable at the office of said second party in Des Moines Iowa and each bearing interest after maturity at the rate of twelve per centum per annum.

The said first party however reserving herein the right to pay full amount upon said bond or note on the day any of said coupons mature upon or after September 1, 1888 provided thirty days notice in writing is given to said second party that such payments will be made.

And Whereas said first party agree with said second party its successors and assigns as follows:

First The said first party shall pay all taxes and assessments on said premises general or special now existing or that may hereafter be levied before the same become delinquent; and in case of failure to do so the said second party or its successors or assigns may pay such taxes and assessments and may recover of said first party the amount so paid with interest thereon at the rate of twelve per centum per annum.

Third. Said first party shall not suffer waste nor