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 estates 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 William S. Stewart and Martha J. Stewart have this day made and delivered to said New England Loan and Trust Company, their certain bond or promissory note for the sum of One Thousand Dollars payable on the first day of November 1890 and bearing interest at the rate of seven per centum per annum payable semi-annually and evidenced by ten coupons attached thereto, maturing successively on the first day of each May and November 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 Two Hundred dollars or any multiple thereof over that amount upon said bond or note on the day any of said coupons mature on or after November 1st 1888 Provided thirty days notice in writing is given to said second party that such payment will be made and provided further that in case such partial payments are so made no sum less than Two Hundred Dollars of said bond shall at any time remain unpaid - the making of such partial payments operating to reduce the amount ~~the amount~~ of the coupons maturing thereafter proportionate to the reduction of said bond.

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.

The following is indorsed on the Original Instrument
I have received full payment of all the indebtedness secured by the within mortgage and the same is hereby released
Dated this 1st day of November 1890
Mary E. Ogden
Recorded April 20 1897
Fred Brooks
Deputy Register of Deeds