

its successors and assigns, that at the delivery of these presents he is lawfully seized in his 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 he 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 whatsoever.

These Presents, however, are made upon the following Express Conditions: Whereas said Chauncey E. Steele has this day made and delivered to said New England Loan and Trust Company his certain bond or promissory note for the sum of Twenty-five hundred 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.

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.

Second. The said first party shall keep the buildings on said premises insured in a company or companies acceptable to said second party in the sum of at least Six hundred Dollars, and shall deliver the policy or policies