part therein. And the said Jennie C. Wright does hereby covenant and agree that at the delivery hereof she is the lawful owner of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free, and clear of all incumbrance and that she will warrant and defend the same against all claims whatsoever. This Grant is intended as a Mortgage to secure the payment of the sum of Two Thousand Dollars, according to the terms of two certain promissory notes this day executed by the said Jennie C. Wright & Edgar Wright to the said parties of the second part. Said notes being given for the sum of Two Thousand Dollars, dated June 22 1886 due and payable in Three and Five years from date thereof with interest thereon from the date thereof, until paid according to the terms of said notes and coupons thereto attached. And this conveyance shall be void if such payment be made as in said notes and coupons thereto attached, and as is hereinafter specified. And the said party of the first part hereby agrees to pay all taxes assessed on said premises before any penalties or costs shall accrue on account thereof, and to keep the said premises insured in favor of the said mortgagee, in the sum of Two Thousand Dollars, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee may pay the taxes and accruing penalties, interest and costs, and insure the same at the expense of the party of the first part, and the expense of such taxes and accruing penalties, interest and costs, and insurance shall from the payment thereof be and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of 12 per cent. per annum. But if default be made in such payments, or any part thereof or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon then this conveyance shall become absolute, and the whole principal of said notes, and interest thereon and all taxes and accruing penalties and interest and costs thereon remaining unpaid or which may have been paid by the party of the