

free and clear of all liens and encumbrances whatever; that there are no unpaid taxes or assessments, nor claims or demands for work, labor or materials used in the construction of any building, machinery, improvements or repairs upon said premises, whether finished or in the process of construction on the same, that the said party of the second part, its successors and assigns, shall quietly and peaceably enjoy and possess said premises, and that said parties of the first part will warrant and defend the title to the same against all claims, liens or clouds whatsoever.

Provided Always, And this instrument is executed and delivered upon the following conditions, to-wit:

First That if the said William Lane and Lucy Lane his wife parties of the first part, their heirs, executors, administrators or assigns shall well and truly pay, or cause to be paid to said National Building Loan and Protective Union, the party of the second part, its successors or assigns, the sum of fifteen hundred Dollars (\$1,600⁰⁰) with five per cent interest per annum thereon and five per cent premium per annum thereon, both before and after maturity, said interest and premium being payable monthly, on or before the last Saturday of each and every month, principal, interest and premium being payable at the office of the said National Building Loan and Protective Union, at Minneapolis, Minnesota, according to the conditions of a certain promissory note, bearing even date herewith for the said principal sum of fifteen hundred Dollars (\$1,600⁰⁰) executed by said parties of the first part to said party of the second part, being for the money loaned to said parties of the first part as members of said National Building Loan and Protective Union, the principal of said note falling due sixty months after date, which sum of money with said interest and premium the said parties of the first part hereby agree to pay according to the terms of said promissory note. And

Second. That said parties of the first part shall pay all taxes and assessments levied at any time upon said premises when the same become due, all of which the said parties of the first part hereby contract to do, And

Third. That if said parties of the first part shall keep the building and improvements now on, or hereafter placed on said premises, continually insured to the amount of not less than one thousand Dollars (\$1,000⁰⁰) in some first class insurance company to be approved by the party of the second part, with loss, if any, payable to the said party of the second part, all of which the said parties of the first part hereby agree to do, and to deliver said insurance policy to the party of the second part. And

Fourth. That if said parties of the first part shall place and maintain the buildings, fences, fixtures and improvements now on said premises, or hereafter placed thereon, in good and first class condition at all times and in all particulars, and shall not commit or suffer waste thereon, all of which the said parties of the first part hereby contract to do.