hold said premises in fee simple; that they have good and lawful right to sell and convey the same; that said premises are free and clear from all liens and incumbrances; and that they will warrant and defend the title to said premises against the lawful claims of all persons whomsoever. And the said first party hereby expressly relinquish, release and convey all right of Homestead Exemption and every contingent right in and to said premises. Provided, always, and these presents are made upon the following express conditions: That if the said first party shall pay said second party the sum of Thirteen Hundred Dollars, on the first day of November A.D. 1894 with interest on the same from this date until paid, at the rate of Six per cent. per annum, payable semi-annually on the first day of May and the first day of November in each year, according to the tenor and effect of the One bond or promissory note and interest coupons executed and delivered by said party of the first part and bearing even date herewith, payable at the office of the Equitable Mortgage Company in New York City, N.Y. the said party of the first part reserving the right, however, to pay the principal in full at the maturity of the second interest coupon, or at the end of any year hereafter before maturity, provided thirty days' notice in writing shall be given of intention to make such payment; and if said first party shall well and truly keep and perform all and singular the covenants conditions, stipulations and agreements herein contained for said first party to keep and perform, then these presents and all the estate hereby created shall cease and be void; otherwise to remain in full force and effect.

It is further Covenanted, Stipulated and Agreed between the parties hereto:

First. That the said first party shall pay all taxes and assessments now due, or which may become due, on said premises before the same become delinquent, and in case not so paid the holder of this Mortgage may pay such taxes and assessments, and recover the same and interest thereon at the rate of ten per cent. per annum, and this Mortgage shall stand as security therefor.

Second. That the said first party shall keep the buildings on said premises insured in some responsible and approved company or companies, for the benefit of said second party, in the sum of not less than Five Hundred Dollars and shall deliver the policies and renewal receipts to the said second party; and should said first party neglect so to do, said second party may effect such insurance, and recover of said first party the amount paid therefor and interest at ten per cent. per annum, and this Mortgage shall stand as security therefor.

Third. That said first party shall keep all fences, buildings and other improvements on said premises in as good condition and repair as they now are, and shall not suffer waste nor permit the value of said premises to depreciate by neglect or want of care; and should said first party neglect so to do, said second party or assigns shall be entitled to immediate poss-