assigns, the sum of Eight thousand Dollars, ($8000.00) with five percent interest per annum thereon and five percent 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 Eight thousand Dollars ($8000.00) 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 Fifty nine (59) 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 buildings and improvements now on, or hereafter placed on said premises, continually insured to the amount of not less than Nine thousand Dollars ($9000.00) 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.

Then and upon the full performance of each and all of the said conditions by the said parties of the first part, and of each and every stipulation to be performed on the part of the said parties of the first part, this deed shall be null and void, otherwise to be and remain in full force and effect.

But if, and as often as default shall be made in any of the conditions, stipulations and promises herein contained on the part of the said parties of the first part, or on the failure to pay the said interest and premium when due, or to pay the said taxes or assessments when due, or to keep said premises continuously insured for the benefit of the party of the second part as agreed to be done, or to keep the said premises