To Have and to Hold the premises above described, with the appurtenances thereunto belonging, to said Lombard Investment Company and to its successors and assigns, forever. And the said party of the first part covenants with the said party of the second part, as follows:
First: That they have good right to sell and convey said premises.
Second: That the said premises are free from encumbrance.
Third: That they will warrant and defend the title against the lawful claims of all persons.
Fourth: That they do hereby release all rights of dower in and to said premises, and relinquish and convey all their rights of homestead therein.
Fifth: That they will pay to said second party, or order, at the office of the Lombard Investment Company, in Kansas City, Mo. Five Hundred Dollars, on the first day of August A.D. 1895 with interest thereon from date until paid, at the rate of Six per cent. per annum payable semi-annually on the first days of February and August in each year, and in accordance with the One promissory bond of the said party of the first part, with coupons attached, of even date herewith as follows:
Five Hundred Dollars on the first day of August A.D. 1895.
Dollars on the first day of A.D. 18 Dollars on the first day of A.D. 18
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Dollars on the first day of A.D. 18
Sixth: The first party agrees to pay all taxes and assessments levied upon said real estate before the same becomes delinquent, also all liens, claims, adverse titles and encumbrances on said premises; and if not paid, the holder of this mortgage may, without notice, declare the whole sum of money herein secured due and collectible at once, and all money paid by the mortgagee, or its assigns for taxes or assessments, and all lien claims or encumbrances against said land, shall draw interest at the rate of ten (10) per cent. per annum from date of such payment; and this mortgage shall stand as security for the amount so paid, with such interest.
Seventh: The said first party agrees to keep all buildings, fences and other improvements on said real estate in as good repair and condition as the same are in at this date, and shall permit no waste nor removal of buildings, wind mill or fences or other improvements, and especially no cutting of timber, except for making and repairing fences on the place, and such as shall be necessary for firewood for the use of the grantor's family; and the commission of waste shall, at option of mortgagee, render this mortgage due and payable.