title to which the grantors hereby warrant and agree to defend against all persons whomsoever.

Provided, Always, And these presents are upon the express condition, that if the said parties of the first part, their heirs, executors or administrators, shall pay or cause to be paid to the said Lombard Investment Company, its successors or assigns—

Twenty Five Dollars, on the first day of August 1892
Twenty Five Dollars on the first day of August 1893
Twenty Five Dollars on the first day of August 1894
Dollars on the day of 18
Dollars on the day of 18

with interest thereon at the rate of ten per cent. per annum, payable semi-annually, after maturity and until the same is fully paid, according to the tenor and effect of the 3 promissory notes of said parties of the first part, bearing even date with these presents, then these presents to be void; otherwise to be and remain in full force and effect.

The said first parties, for them, their heirs, assigns, executors or administrators, covenant and agree with the second party, that they are lawfully seized of above-described premises, and have good right to convey same; that they will not commit or suffer waste nor removal of buildings, windmill or fences or other improvements on said premises; that they will pay all taxes and assessments levied upon said real estate before same become delinquent; that they will pay when due, the interest coupons attached to the bond secured by first mortgage upon the above-described property, made to the Lombard Investment Company, when the same become due and payable; that they will at once, without delay, cause the buildings upon said premises situate to be insured or re-insured against loss by fire, in amount of $200 (the insurance company or companies to be subject to approval of second party,) and they will continue and maintain such insurance without intermission so long as the notes hereby secured remains unpaid, and shall deliver the policy or policies properly assigned or pledged to said second party, and in the event of loss said second party shall have power to collect such policy or policies and apply the proceeds thereof to the payment of the debt herein secured; that if the makers of the note hereby secured shall fail to pay said notes when due, or any part thereof, or shall fail to pay the interest and principal as it falls due on said first mortgage given to the said Lombard Investment Company, or shall fail to pay the taxes assessed against said land when due, or fail to insure the buildings and deliver policies as herein provided, then the whole amount herein secured shall become due and payable without notice, and this mortgage may thereupon be foreclosed; that in case of

The following is endorsed on the original instrument