

pay annually to the proper officers all taxes and assessments which shall be levied or assessed on said real estate, or any part thereof, and to procure and deliver to the said party of the second part, at its office in the City of Milwaukee, in the State of Wisconsin, on or before the first day of May, in each and every year, duplicate receipts of the proper officers for the payment of all such taxes and assessments levied or assessed on said premises for the preceding year, and in case of the failure to keep or continue such insurance, or to assign the policy or policies thereof, as above provided, or in case of the nonpayment of any such taxes or assessments when the same shall become due and payable, the said party of the second part, its successors or assigns, may effect an insurance upon said building or buildings to the amount above named, and may pay such taxes and assessments, with the accrued interest, officers' fees and expenses thereon, and the amounts or sums so paid for premiums and expenses of insurance, and for taxes or assessments and officers' fees and expenses on account thereof, shall be immediately paid to the said party of the second part, its successors or assigns, and shall, unless so paid, be added to and be deemed part and parcel of the moneys secured hereby, and from the time of the payment thereof by the said party of the second part, the sums so paid shall bear interest at the same rate as the principal debt hereby secured; and that the said parties of the first part, at the time of the executing and delivery of these presents are the true, lawful and rightful owners and proprietors of the said premises above described and every part thereof, and are seized of a good, sure, perfect and indefeasible estate of inheritance therein, in fee simple; that they have good right, full power and lawful authority to grant, bargain, sell and convey the said premises and every part thereof to the said party of the second part, in the manner and form aforesaid; that the said premises are free and clear from all taxes, liens and incumbrances whatsoever, and that the said parties of the first part will ever warrant and defend the same to the party of the second part, its successors and assigns, against all claims whatsoever. Provided always, and these presents are upon this express condition, that if William Hughes one of said parties of the first part, his heirs, executors or administrators shall pay or cause to be paid to the said party of the second part, its successors or assigns, the just and full sum of Six Thousand (6000) dollars as follows, viz. Five Hundred (500) dollars thereof at the expiration of two (2) years, Five Hundred (500) dollars thereof at the expiration of three (3) years and the remaining Five Thousand (5000) dollars thereof at the expiration of five (5) years from the date of these presents with interest thereon until paid, at the rate of six (6) per centum per annum, payable semi-annually on the first day of April and of October in each and every year, both principal and interest payable at the office of said Company, in the City of Milwaukee, according to