

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 mortgage 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 inclosing 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 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 Simon Steinberg, 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 Three Thousand (\$3000) dollars as follows, *viz.* Two hundred and fifty (\$250) dollars thereof at the expiration of two (2) years; Two hundred and fifty (\$250) dollars thereof at the expiration of three (3) years and the remaining Twenty five hundred (\$2500) 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 and one half (6½) 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 the condition of a bond bearing even date herewith, executed by Simon Steinberg one of said parties of the first part, to the said party of the second part; and shall moreover keep such insurance as is above mentioned, and keep the policy or policies thereof assigned as aforesaid, and shall annually pay all taxes and assessments on said real estate, and procure and deliver the receipts therefor as aforesaid, then these presents, and the said bond or writing