

said Ida E. L. Grosheider of the first part, shall and will at her own expense, from this time until said note and interest and all liens and charges by virtue hereof are fully paid off and discharged, keep the buildings erected and to be erected on said lands, insured to the amount of _____ Dollars, in some responsible Insurance Company, duly authorized to do business in this State, for the benefit of said party of the second part, and cause the policy or policies thereof to be so indorsed, that any claim for loss that may arise thereunder, shall be payable to said party of the second part his indorsers, executors, administrators or assigns, and in default thereof of the said party of the second part, his indorsers, administrators or assigns, may effect said insurance in the name of said Ida E. L. Grosheider of the first part her heirs, devisees or assigns, with an indorsement as aforesaid, and the premium or premiums, costs, charges and expenses for effecting the same, together with six per cent. per annum interest thereon from the date of the payment of the same, shall be an additional lien on said mortgaged property, and may be enforced and collected, together with the interest thereon, as aforesaid, in the same manner as the principal debt hereby secured.

And the said party of the first part, for _____ and his heirs, executors and administrators, do covenant and agree to and with the said party of the second part, his heirs, assigns and indorsers, that at the time of the sealing and delivery hereof is well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same, in manner and form as aforesaid; and that the same are free and clear of all incumbrances, and that they will forever warrant and defend the same described tract of land unto the said party of the second part, his heirs, assigns and indorsers, against all and every person or persons claiming or to claim the same, or any part or portion thereof.

In Witness Whereof, the said party of the first part has hereunto set her hand and seal the day and year first above written.

Ida E. L. Grosheider

Seal

State of Texas.

Leavenworth County, } ss.

Be it Remembered, that on this 25th day of November A.D. Eighteen Hundred and Ninety five before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Ida E. L. Grosheider who is personally known to me to be the same person who executed the foregoing instrument of writing, and such person duly acknow-