

Per Seal

Dated and signed at Milwaukee Wis this 26th day of December A.D. 1900.
 H. M. Fox & Son, Milwaukee

10. 6.
St. John and
Register of Deaths.

By Wm. B. McFarland, 2nd Vice President
Attest J. W. Skinner Secretary

all of the rents, issues and profits which may arise or be had therefrom, to have and to hold the same to the said party of the second part, its successors and assigns, forever. And the said Charles D. Haas for himself, his heirs, executors, administrators and assigns, covenants and agrees with the said party of the second part, its successors and assigns, to keep the building or buildings now standing or which may hereafter be erected on the above described premises, insured against loss or damage by fire in some solvent ^{incorporated} insurance company or companies, to be approved by said party of the second part, its successors or assigns, so long as the moneys hereby secured shall be unpaid, to the amount of at least Five Hundred (500) dollars; and to assign and keep assigned to said party of the second part, its successors and assigns, the policy, or policies of such insurance and deposit the same with the said party of the second part; and to 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 also to keep said land and all improvements now existing or placed thereon, free from all liens of whatever nature; 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, or any lien claim, 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 any lien claim, and the amounts or sums so paid for premiums and expenses of insurance, and for taxes or assessments or lien claims, 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 manner and form aforesaid; that the said premises are free and clear from all taxes, liens and incum-