

page 36. Douglas County Records. Together with the privileges and appurtenances to the same belonging, and all of the rents, issues and profits which may arise or be had therefrom, To have and to hold the same to the <sup>3<sup>rd</sup></sup> party of the second part, its successors and assigns forever. And the said George T. Bick, 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 One Thousand (1000) 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 non-payment of any such taxes or assessments when the same shall become due and payable or any lien claims, the said party of the second part, its successors or assigns, may affect 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 claims, 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 <sup>be</sup> deemed part and parcel of the moneys secured hereby, and from the time of the payment