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 ensealing 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. And the said — Forest Savage, for himself, his heirs, executors, administrators and assigns, further covenants and agrees with the said party of the second part, its successors and assigns, that, as between the parties to this instrument, and their successors in interest, all taxes and assessments, levied or assessed on said premises, whether general or special, and of whatever nature, or for whatever purpose, and shown upon the records of the County or municipality in which said premises are situated, shall be deemed to be valid taxes and assessments, so that, in case of the payment of the same by the party of the second part, its successors or assigns, under the foregoing provisions of this mortgage, their validity and the validity of such payment shall not be questioned or disputed. Provided always, and these presents are upon this express condition, that if Forest Savage, 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 one Thousand (1,000) — dollars at the expiration of five (5) — years from the date of these presents with interest thereon until paid, at the rate of five and one half (5½) per centum per annum, payable semi-annually on the first day of January and of July — in each and every year, with the privilege of paying one hundred (100) dollars or more of said principal sum on any interest paying day after two (2) years from the date hereof and before maturity, — 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 Forest