

in the quiet and peaceable possession of the party of the second part,  
 his heirs, executors, administrators or assigns forever. This grant  
 is intended as a mortgage to secure the payment of six hundred  
 & fifty dollars, according to the terms of a certain promissory note  
 and a certain indenture of even date herewith, made by the parties  
 of the first part to the party of the second part, and particularly  
 defining and setting forth the terms and the manner of payment,  
 which said note and indenture are here referred to and made a  
 part of this contract the same as though here written out in full.  
 The parties of the first part ~~hereby~~ covenant and agreed to pay all  
 the taxes and assessments levied upon and assessed against  
 said premises when due and payable, to pay all the premiums  
 for the amount of insurance herein specified; and if not  
 so paid, the party of the second part may pay said taxes and  
 insurance premiums, and the amount so paid shall be a  
 lien upon said premises, and be secured by this mortgage and  
 collected in the same manner as the principal debt hereby  
 secured, together with interest at the rate of ten per cent. per annum  
 until paid. The parties of the first part further covenant and agreed  
 to keep the buildings, fences and other improvements now upon, or  
 which may be placed upon said premises, in good repair and condition,  
 and to procure, maintain and deliver to the party of the second part,  
 as additional and collateral security, policies of insurance against  
 loss and damage by fire, tornadoes, cyclones and windstorms to  
 the amount of not less than seven hundred & fifty dollars loss,  
 if any, payable to the party of the second part or his assigns, as  
 his interests may appear; and if additional insurance be procured  
 thereon, and the policies therefor shall not be made in terms payable  
 as herein specified, the company placing such additional in-  
 surance shall nevertheless make contribution in case of loss  
 to the same extent as it would be required to do if said policies  
 had been so made payable and delivered to the party of the  
 second part as additional and collateral security for the payment  
 of said debt. The parties of the first part further agree that if  
 default be made for the space of three months in the payment  
 of any sum covenanted to be paid in said promissory note or said  
 indenture, or in paying the taxes or insurance premiums herein  
 covenanted to be paid; or in case of the breach of any covenant  
 in said promissory note or said indenture or herein contained;  
 or if said premises become unoccupied and vacant for the space  
 of three months; or strip and waste be committed; all sums hereby