

and his heirs and assigns to their own use and behoof forever,

And I hereby for myself and my heirs executors and administrators covenant with the grantee and his heirs and assigns that I am lawfully seized in fee-simple of the granted premises that they are free from all incumbrances that I have good right to sell and convey the same as aforesaid; and that I will, and my heirs executors and administrators shall warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons. Provided nevertheless that if I or my heirs executors administrators or assigns shall pay unto the grantee or his executor administrators or assigns the sum of Six Hundred Dollars it being agreed that said sum may be paid in one or more payments of not less than two hundred dollars each in or within five years from this date with interest semi-annually at the rate of seven per cent per annum and until such payment shall pay all taxes and assessments on the granted premises to whomsoever laid or assessed and shall not commit or suffer any strip or waste of the granted premises or any break of any covenant herein contained then this deed as also a certain note of even date herewith signed by me said grantor whereby I promise to pay to the grantee or order the said sum and interest at the times aforesaid shall be void.

But upon any default in the performance or observance of the foregoing condition the grantee or his executors administrators or assigns, may sell the granted premises or such portion thereof as may remain subject to this mortgage in case of any partial release hereof together with all improvements that may be thereon by public auction in said Douglas County first publishing a notice of the time and place of sale once each week for three successive weeks in some one newspaper published in said Douglas County and may convey the same by proper deed or deeds to the purchaser or purchasers absolutely and in fee simple; and such sale shall forever bar me and all persons claiming under me from all right and interest in the granted premises whether at law or in equity. And out of money arising from such sale the grantee or his representatives shall be entitled to retain all sums then secured by this deed whether then or thereafter payable including all costs charges and expenses incurred or sustained by them by reason of any default in the performance or observance of the said condition rendering the surplus if any to me the said grantor or my heirs or assigns; and I hereby for myself and my heirs and assigns covenant with the grantee and his heirs executors administrators and assigns that in case of a sale shall be made under the foregoing power I or they will upon request execute, acknowledge and deliver to the purchaser or purchasers