according to the recorded plat thereof, with the appurtenances, and all the estate, title, and interest of the said parties of the first part therein. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owner of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances. Provided Always, And these presents are upon these express conditions: That if the said parties of the first part their heirs and assigns, shall well and truly pay, or cause to be paid to the said party of the second part, her heirs or assigns, the sum of Eight Hundred and Eighty Dollars, with interest thereon at the time and in the manner specified in One Certain promissory note, bearing date October 4th 1906, executed by the parties of the of the first part, payable to the order of Eva A. Hill at Wichita Kansas, in amount and due as follows: $880.00 payable on or before three years after date with interest from date at rate of Six per cent payable semiannually, with 10 per cent interest per annum after due until paid, according to the true intent and meaning thereof, then in that case these presents and everything herein expressed shall be absolutely null and void. But on default of the payment of any part of the principal or interest of any one of said notes at maturity, or upon the failure to pay any lawful assessment upon said premises when the same shall become due and payable, each and all of the several amounts herein secured shall immediately become due and payable, and this instrument shall be subject to foreclosure according to law. Mortgagors agree to keep improvements upon said property insured in the sum of at least one thousand Dollars with loss clause to protect said mortgagee. In case of foreclosure and sale, the parties of the