are the lawful owners of the premises above granted and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that they will warrant and defend the same in the quiet and peaceable possession of said party of the second part, its successors and assigns, forever, against the lawful claims of all persons whomsoever.

Provided, Always and these presents are upon the following covenants and conditions, to wit:

First. That said parties of the first part are justly indebted to the said second part in the sum of Seven Hundred Dollars, according to the terms of a certain mortgage note of even date herewith, executed by said parties of the first part, in consideration of the actual loan of the sum aforesaid, and payable on the first day of March 1914 to the order of said second party, with interest thereon at the rate of Five and one half per cent. per annum, payable annually on the first days of March in each year, according to the terms of interest notes thereunto attached; both principal and interest and all other indebtedness accruing hereunder being payable in lawful money of the United States of America, at First National Bank, Boston, Mass. and all said notes bearing ten per cent. interest after due.

Second The parties of the first part agree to pay all taxes and assessments upon the said premises before they shall become delinquent, and that until the full payment of said debt they will keep the buildings which now are or may hereafter be erected upon said premises insured in such insurance companies as the legal holder hereof may elect, to the amount of Four hundred and Fifty Dollars: loss, if any, payable to this mortgagee or assigns, and deliver said policy or policies of insurance to this mortgagee as collateral security hereto; and said first parties