

legal proceedings involving the debt or moneys hereby secured, or said premises, or this mortgage, as above provided, and the amounts or sums so paid for premiums and expenses of insurance, and for all such taxes or assessments officers' fees and expenses on account thereof, and for any lien on said property, with any interest charges and costs thereon, and for any costs, expenses and attorney's fees made or incurred in litigation or legal proceedings involving the debt or moneys hereby secured, or said premises, or this mortgage, as above provided, 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, its successors or assigns, the sum so paid shall bear interest at the same rate as the principal debt hereby secured; and the said parties of the first part, for themselves, their heirs, executors, administrators and assigns, covenant and agree with the said party of the second part, its successors and assigns, that at the time of the enrolling and delivery of these presents they 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.

Provided Always and these presents are upon this express condition, that if Howard J. Vrooman, 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 Eight Thousand dollars at the expiration of five years from the date of these presents with interest thereon until paid at the rate of five per centum per annum, payable semi-annually with the privilege of paying one hundred dollars, or more, of said principal sum at the end of one year from the date hereof and on any interest paying day thereafter 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 promissory note bearing even date herewith, executed by Howard J. Vrooman, one of said parties of the first part, to the said party of the second part; and shall moreover keep in force such insurance as is above mentioned and deposit the policy or policies thereof as above provided, and shall annually pay all taxes and assessments on said real estate, including all taxes and assessments assessed or levied upon or against this mortgage or the debt hereby secured, or upon the mortgage interest of