relinquish release and convey all right of Homestead Exemption and every contingent right in and to said premises.
Provided Always, and these Presents are made upon the following Express Conditions: That if the said first party shall pay said second party, the sum of Fifteen Hundred Dollars, on the first day of November A.D. 1889 (with the privilege of paying Three hundred dollars, or even hundreds over that, on the day that any interest payment shall become due, provided thirty days notice in writing shall be given of intention to make such payment, and provided further that, in case such partial payments be so made before maturity, no sum less than Three hundred dollars shall at any time remain unpaid on the principal) with interest on the same from this date until paid, at the rate of Seven per cent. per annum payable semi-annually on the first day of November in each year, according to the tenor and effect of the one bond or promissory note and interest coupons executed and delivered by said Alfred Hadley and Keziah K. Hadley and bearing even date herewith, payable at the office of the New England Loan and Trust Company, in Des Moines Iowa, and shall well and truly keep and perform all and singular the covenants, conditions, stipulations and agreements herein contained for said first party to keep and perform, then these presents and all the estate hereby created shall cease and be void otherwise to remain in full force and effect.
The Covenants, Conditions, Stipulations and Agreements to be kept and performed, are:
First. The said first party shall pay all taxes and assessments now due or which may become due on said premises before the same become delinquent, and in case not so paid the holder of this Mortgage may pay such taxes and assessments and recover the same, and interest thereon at the rate of twelve per cent. per annum and this mortgage shall stand as security therefor.
Second: The said first party shall keep the buildings on said premises insured in some responsible and approved Company or Companies for the benefit of said second party in the sum of not less than Dollars, and shall deliver the Policies and renewal receipts to the said second party and should said first party neglect so to do, said second party may effect such insurance, and recover of said first party the amount paid therefor, and interest at twelve per cent. per annum, and this Mortgage shall stand as security therefor.
Third. Said first party shall keep all fences, buildings