to and covenants with the said second party that he holds said premises in fee simple that he has good and lawful right to sell and convey the same that said premises are free and clear from all liens and incumbrances that he will warrant and defend the title to said premises against the lawful claims of all persons whomsoever. And the said party of the first part hereby expressly 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 Eighteen Hundred Dollars on the first day of January A.D. 1890 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 January and the first day of July in each year according to the tenor and effect of the one bond or promissory note and interest coupons executed and delivered by said Eliza Copp and Henry Copp and bearing even date herewith payable at the Bank of New York N.B.A. New York City New York 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 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 One Thousand 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

The following appears on the original instrument — Assignment of Mortgage
For value received we hereby sell assign and convey all our right, title and interest in and to the within Mortgage and the debt secured thereby to Geo Drayton of Delaware County, State of Pennsylvania and hereby authorize and empower the said Geo Drayton to enforce the same, if necessary and to receipt for and collect the same. Signed this 17th day of February A.D. 1885.
Witness my hand and seal the day last above written.
B. Davey Notary Public {L.S.}
State of Iowa, Polk County, ss. — Be it Remembered that on the 17th day of February A.D. 1885 before the undersigned a Notary Public within and for said County, personally appeared S.D. Eshbaugh, President of the New England Loan and Trust Company, to me personally known to be the identical persons who signed the name of said Company to the foregoing assignment of Mortgage, and acknowledged the said assignment and the execution of the same to be their voluntary act and deed and of said Company for and as the act and deed of said Company.
Witness my hand and seal the day last above written.
B. Davey Notary Public {L.S.}
Recorded Feb. 20th 1885 at 10 A.M. and compared, Rec. of Deeds