rate of seven per cent. per annum payable semi-annually on the first day of April and the first day of October in each year according to the tenor and effect of the one bond or promissory note and interest coupons executed and delivered by said Jesse Rittenhouse and Alma V. Rittenhouse 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 insurance Company or Companies for the benefit of 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 and other improvements on said premises in as good condition and repair as they now are and shall not suffer waste nor permit the value of said premises to depreciate by neglect or want of care, and should said first party neglect so to do said second party or assigns shall be entitled to immediate possession of said premises.

Fourth- Should any of said interest not be paid when due it shall bear interest at twelve per cent per annum from the time it becomes due and should