

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 Seven Hundred Dollars on the first day of June A.D. 1890 (with the privilege of paying Two hundred Dollars or even hundred the over that on or after June 1st 1888 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 two 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 June and the first day of December in each year according to the tenor and effect of the one bond or promissory note and interest coupons executed and delivered by said James B. Joy & Mary B. Joy 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.

Third, Said first party shall keep all fences building 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.