

seized in fee simple of the granted premises; that they are free from all incumbrances; that I have good right to sell and convey the same as aforesaid; and that I will and my heirs, executors and administrators shall warrant and defend the same to the grantee and his heirs and assigns forever against the lawful claims and demands of all persons. Provided nevertheless that if I, or my heirs, executors, administrators or assigns shall pay unto the grantee, or his executors, administrators or assigns, the sum of Eighteen Hundred Dollars on demand from this date, with interest semi annually at the rate of five per cent per annum; and until such payment shall pay all taxes and assessments, to whomsoever laid or assessed, whether on the granted premises or on any interest therein or on the debt secured hereby; shall keep the buildings on said premises insured against fire in a sum not less than Eighteen Hundred Dollars, for the benefit of the grantee, and his executors, administrators and assigns in such form and at such insurance offices as they shall approve, and at least two days before the expiration of any policy on said premises, shall deliver to me or them a new and sufficient policy to take the place of the one so expiring; and shall not commit or suffer any strip or waste of the granted premises or any breach of any covenant herein contained, then this deed, as also a note of even date herewith, signed by me, whereby I promise to pay to the grantee or order the said principal sum and instalments of interest at the times aforesaid, shall be void. But upon any default in the performance or observance of the foregoing condition, the grantee, or his executors, administrators or assigns may sell the granted premises or such portion thereof as may remain subject to this mortgage in case of any partial release hereof, together with all improve-