

for said consideration does hereby release, relinquish, quit claim, transfer and convey unto the said party of the second part, its successors and assigns, all his right of convey in and to said real estate forever.

The foregoing conveyance is on condition that:

Whereas, the said parties of the first part are jointly indebted to the said party of the second part in the sum of Fourteen Hundred (\$400.00) Dollars for money loaned to the parties of the first part by second party as is evidenced by two certain promissory notes of even date herewith: Three Hundred (\$300.00) Dollars due six months after date, and Eleven Hundred (\$1100.00) Dollars due twelve months after date, both drawing interest at the rate of eight per cent per annum, until due, and eight per cent per annum after due until paid.

Now therefore, if the said parties of the first part shall pay or cause to be paid, the said principal notes and interest according to the tenor and effect thereof and do and perform all and every other covenant and agreement herein, then this instrument shall be null and void, otherwise to remain in full force and effect.

It is further agreed by the said parties hereto that during the continuance of the instrument they shall pay all taxes and assessments as and at the time required by law.

It is further agreed, by the said first parties hereto, that they will keep the improvements on said real estate, now existing or hereafter made thereon from time to time, constantly insured against fire until said notes are paid, in the sum of Fourteen Hundred (\$400.00) Dollars, in such companies as said party of the second part may designate, said policies to be placed in the hands of the said party of the second part, and that in every such contract or policy of insurance provision shall be made that all payments for losses sustained therein against shall be paid to the said party of the second part or to its successors or assigns, as its interest may appear, to be used in the payment of said notes and the interest thereon as aforesaid, if not otherwise paid, but said party of the second part may allow the parties of the first part, or those having the said parties of the first part's estate or the premises, to use the same for the repair of the injuries caused by the said fire, provided such repairs be made and completed without unnecessary delay.

and it is further stipulated, that in case that the said parties of the first part shall make default in the payment of the taxes or assessments against said real estate, as and at the times required by law as of keeping said buildings insured as aforesaid,