repair, and to keep such buildings insured against loss or damage by fire lightning, tornadoes or cyclones to the amount of at least Five Hundred Dollars and to deliver the insurance policies to the party of the second part, and to pay the taxes and assessments which may be levied or assessed on said premises, and to keep the buildings and improvements on said premises free from all statuory liens for labor or material, and in case of the failure to pay the premiums for said insurance, or to pay such taxes or assessments before becoming delinquent, or to pay off any and all statutory liens, then, and in that case the said party of the second part its successors or assigns may make such payments and the amounts so paid with interest at the rate of Six per cent per annum from date of payment shall be added to and deemed a part of the money secured by this instrument; said parties of the first part hereby relinquish unto said party of the second part its successors and assigns all their rights of homestead in and to said premises. Said parties of the first part do hereby covenant and agree to and with the party of the second part its successors and assigns that they are the owners in fee simple of said premises, that the same are free from all incumbrances and that they will warrant and defend the same against all lawful claims whatsoever.

Provided Always, and these presents are upon the express condition that if the said parties of the first part shall pay or cause to be paid to the said party of the second part its successors and assigns the sum of Five Hundred & $\frac{no}{100}$ Dollars according to the tenor and effect of a certain contract or promissory note executed by the said