and possibility of, dower and homestead in or to said real estate forever.

The foregoing conveyance is on condition that whereas, said part of the first part is justly indebted to said party of the second part in the sum of Four Thousand Dollars for money loaned to the party of the first part by the party of the second part evidenced by one promissory note of even date herewith with interest thereon from date at the rate of Six percent per annum payable semi annually on the first days of April and October in each year in accordance with the coupons thereto attached.

Now if said party of the first part shall pay or cause to be paid said note and the interest thereon according to the tenor and effect thereof and do and perform each and every covenant & agreement herein contained then this instrument shall be null and void otherwise to be a lien in full force and effect.

It is expressly mutually stipulated and agreed as follows:

In case of default of payment of any sum herein covenanted to be paid, or in default of the performance of any covenant herein contained the said first party agrees to pay the said second party or its assigns interest at the rate of eight per cent per annum computed semi-annually on said principal note from the date thereof to the time when the money shall be actually paid.

Any payments made on account of interest shall be credited in said computation so that the total amount collected shall be and not exceed the legal rate of eight per cent.

Second the first party agrees to pay all taxes and assessments levied upon said real estate also all liens, claims, adverse titles and incumbrances on said premises and if not paid within ten days after the same, are due and chargeable