amount of at least Five Hundred Dollars and to make payable to and 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 Statutory liens for labor or materials; 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 amount so paid with interest at the highest rate allowed by law from date of payment shall be added to and deemed 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 or assigns all their rights of homestead in 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.

This instrument is given to secure an advancement of $500.^{00}$ made on ten shares of Class 66. stock of the said Union Savings Association the monthly dues of which amount to Five & 80/100 dollars per month and said parties of the first part do further covenant and agree to pay the said monthly dues on said stock as they shall become due