

do hereby release and quit-claim transfer and relinquish unto the said second party his heirs and assigns all my right or possibility of dower and homestead in or to said real estate.

The foregoing conveyance is on condition that whereas the said parties are jointly indebted to the second parties in the sum of One Thousand Dollars, evidenced by One promissory note of even date herewith, with interest thereon from maturity, at the rate of 8 per cent per annum, payable semi annually both principal and interest payable at the office of the Bank of Seneca, Seneca Mo;

Now if the said first parties shall pay or cause said note to be paid with interest according to the tenor and effect thereof, and perform all and every other covenant and agreement herein then this instrument to be null and void; and shall be released at the cost of said first parties otherwise to remain in full force and effect. And it is hereby further stipulated that during the continuance of this instrument in force, the said first parties shall at all times keep all taxes fully paid as required by law and shall keep the buildings on said premises insured against loss or damage by fire, lightning and tornado in the sum of not less than \$5000 loss, if any, payable to J. H. Cannon as his interest may appear.

And it is further hereby agreed that in case the first parties shall make default in payment of any taxes on said property when due, or in keeping said buildings insured as aforesaid, then the said second party his heirs or assigns or legal representative may pay such taxes or effect such insurance, and the amount necessarily expended therefor with interest at eight per cent per annum from the date of such expenditure until repaid, shall be considered a sum, the repayment of which is intended to be hereby secured. And said first parties hereby waive any and all rights of appraisement sale or redemption and homestead the mortgage on the property herein described being given as security for money borrowed.