Provided Always, and this instrument is made, executed and delivered upon the following conditions towit:
First: Said J. W. Hall, Lola E. Hall and Carrie L. Hall are justly indebted unto the said party of the second part in the principal sum of Thirty one Hundred ($3100.00) Dollars, in gold coin of the United States of the present standard of weight and fineness, being for a loan thereof made by the said party of the second part, to the said J. W. Hall, Lola E. Hall and Carrie L. Hall and payable according to the tenor and effect of 22 certain negotiable promissory notes numbered 1 to 22 executed and delivered by the said J. W. Hall, Lola E. Hall and Carrie L. Hall, bearing date January 15th 1908 payable to the order of said Joseph Hansen - years after date, at Union Trust Co. with interest thereon from date until maturity, at the rate of 8 per cent per annum, payable semi annually on the - day of - and - in each year, and - per cent per annum after maturity the installments of interest being further evidenced by - coupons attached to said principal note and of even date therewith and payable to the order of said - at -.
Second: Said parties of the first part agree to pay all taxes and assessments on said lands and premises when the same are due and to keep all buildings and improvements on said land insured in some responsible fire insurance company to the satisfaction of the holder hereof in the sum of Two Thousand ($2000) Dollars, the policy to be made payable to the holder hereof as additional security to this loan and if the taxes or insurance premiums are not paid when due, by the parties of the first part, the holder hereof may pay the same and this mortgage shall be security also for such payments, with interest thereon at the rate of 8 per