premises above granted and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances and that he will warrant and defend the same in the quiet and peaceable possession of said Lee Clinton the second party his heirs and assigns forever against the lawful claims of all persons whomsoever.

Provided Always, and this instrument is made executed and delivered upon the following conditions, to wit:

First: Said G. H. Bolen is justly indebted unto the said party of the second part in the principal sum of One hundred 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 G. H. Bolen and payable according to the tenor and effect of a certain negotiable promissory note numbered executed and delivered by the said G. H. Bolen bearing date Jany 28. 1908 payable to the order of Said Lee Clinton 5 months after date, at - with interest thereon from maturity at the rate of 10 per cent per annum, payable annually 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 party of the first part agrees 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 - Dollars, the policy to be made payable to the holder hereof as additional security to this loan and if the taxes & insurance premiums are not paid when due by the party of the first part