and homestead exemption and dower, in anywise appertaining and belonging to said The Deming Investment Company, and to its successors and assigns, forever:

Provided, Nevertheless, and these presents are made by said parties of the first part upon the following covenants and conditions, to wit:

First: The said parties of the first part for themselves and their heirs, executors and administrators covenant to and with said party of the second part that they are lawfully seized in fee of the premises hereby conveyed, and that they have good right to sell and convey the same as aforesaid; that the said premises are clear from all incumbrances; that they will and their heirs, executors and administrators shall forever warrant and defend the title to the said premises against the lawful claims and demands of all persons whomsoever.

Second: That they will pay to said second party or order Two Hundred Dollars with interest thereon from February 1st. 1908, until paid at the rate of six per cent per annum, payable semiannually, on the first day of February and August in each year, and in accordance with one certain promissory note of the said parties of the first part, with coupons attached, of even date herewith.

Third. And It Is Further agreed by the said first party hereto that during the continuance in force of this instrument, the said first party agrees to pay all taxes, charges or assessments, general or special, that may be levied upon said real estate by the authority of the town, village or city in which said real estate is situate, or any part thereof when the same shall become by law due and payable, including all taxes, and assessments of every kind and character levied upon the