

indefeasibly estate of inheritance therein, free and clear of all incumbrances, that there is no one in adverse possession of same, and that they will warrant and defend the same against the lawful and equitable claims of all persons whatsoever. Provided always, and these presents are upon the express conditions that, whereas, the said party of the second part at the special instance and request of said party of the first part, caused and advanced to R. S. Helmick and his wife Emma Helmick, the sum of fifteen hundred and no dollars, And whereas, said parties of the first part agree with the said party of the second part, its successors and assigns, to pay all taxes and assessments, general and special, against said land and improvements thereon, when due, and to keep said improvements in good repair, and to keep the buildings thereon constantly insured in usual company or companies, and the said second party may, at any time, and the policy or policies of insurance constantly transferred to said party of the second part, its successors and assigns, and also to keep said land and improvements free from all statutory lien claims of any kind, and if any or either of said agreements be not performed as aforesaid, then said party of the second part, successors or assigns, may pay such taxes and assessments, and may effect such insurance, for such term, paying the cost thereof, and may also pay the principal judgment for any statutory lien claims, and may invest such sums as may be necessary, to that the title to said