

and assigns, that at the delivery hereof they are the true and lawful owners of the said premises above granted, and seized of a good and independent title 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 rightful} claims of all persons whatsoever. Provided always, And they covenant on upon the express condition that whereas, the said party of the second part at the special instance and request of said party of the first part, loaned and advanced to J. Fred Wood and his wife Francis Wood 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 assigns 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 such company or companies as said second party may designate, and the policy or policies of insurance - must be transferred to said party of the second part, its assignor or assigns, and also to keep said lands and improvements thereon free from all statutory lien claims of every kind, and if any or either of said agreements be not performed as aforesaid, then said party of the second part, its assignor or assigns, may pay such taxes and assessments, and may execute such insurance, for such purposes, paying the cost thereof, and may also pay the principal payments for any statutory lien claims, and may also