

in fee simple absolute forever;

And the Party of the first part hereby covenants and agrees with the Party of the second part that she is seized of an estate in fee simple in and to the above described tract and parcel of land, and that the Party of the first part has a good and perfect right to sell and convey the same, as the same is hereby sold and conveyed, and that the same is clear, free and discharged of any and all liens and incumbrances, and the Party of the first part will warrant and defend the title thereto against the lawful claims and demands of any and all persons whomsoever;

The above conveyance is made nevertheless upon the following express condition: That if the Party of the first part shall pay each of said notes, together with the interest thereon, as the same, respectively, mature, and shall keep the buildings on said Premises insured in some good and sufficient insurance company, payable to the Party of the second part, as his interest may appear, and shall pay all taxes assessed against said Premises; when the same become due and payable, then this obligation to be null and void; otherwise to remain in full force and effect;

It is understood and agreed by and between the Parties hereto that if the Party of the first part shall fail to perform, carry out and fulfill any of the above conditions then in that event, the Party of the second part is hereby authorized to enter on and take possession of said Premises, and proceed to foreclose this mortgage.

It is further understood and agreed between the Parties hereto, that the Party of the first part may, at any time pay any one or all of the notes above described, with the interest that may be due thereon, at the time of such payment;