deemed part and parcel of the moneys secured hereby and from the time of the payment thereof by the said party of the second part the sums so paid shall bear interest at the rate of twelve per cent per annum payable semi-annually and that the said party of the first part at the time of the sealing and delivery of these presents is the true lawful and rightful owner and proprietor of the said premises above described and every part thereof and is seized of a good sure perfect and indefeasible estate of inheritance therein, in fee simple that he has good right full power and lawful authority to grant bargain sell and convey the said premises and every part thereof to the said party of the second part in manner and form aforesaid; that the said premises are free and clear from all taxes liens and encumbrances whatsoever, and that the said part of the first part will ever warrant and defend the same to the said party of the second part its successors and assigns against all claims whatsoever, and the said Henry C. Walkey for himself and his heirs executors administrators and assigns further covenants and agrees with the said party of the second part its successors and assigns that, as between the parties to this instrument and their successors in interest all taxes and assessments levied or assessed on said premises whether general or special and of what ever nature, or for whatever purpose and shown upon the records of the county or municipality in which said premises are situated shall be deemed to be valid taxes and assessments, so that, in case of the payment of the same by the party of the second part its successors or assigns under the foregoing provisions of this mortgage their validity and the validity of such payment shall not be questioned or disputed.

Provided Always and these presents are upon this express condition, that if Henry C. Walkey said party of the first part his heirs