That they will warrant and defend the title against the lawful claims of all persons: That they do hereby release all rights of dower in and to said premises, and to relinquish and convey all their rights of homestead therein.

Second. That they will pay to said second party, or order, at the Office of the New England Mortgage Security Co. in Boston, Massachusetts, Five Hundred Dollars in gold coin of the United States of America, of the present standard of weight and fineness, on the first day of December 1896, with interest thereon, in like Gold Coin, from date until maturity at the rate of nine per cent per annum, payable annually, as aforesaid, on the first day of December in each year; and twelve per cent per annum after maturity, in accordance with the promissory note of the said John Vogel and Philippina Vogel, with Coupons attached, of even date herewith, whereby for value received they promise to pay said party of the second part or order the said principal sum, and interest at the times and in the manner aforesaid.

Third. That said first parties agree to pay all taxes and assessments now subsisting, or to be hereafter levied or imposed upon the said Real Estate, which may in effect be a charge thereupon, or upon this Mortgage, or the debt secured thereby, in said State of Washington, before the same become delinquent, and if not paid, the holder of this Mortgage may without notice declare the whole sum of money herein secured due and collectible at once, or may elect to pay such taxes or assessments upon said premises, or upon the mortgage or the mortgage shall stand as security for the amount so paid with such interest.

Fourth. That said first parties agree to keep all buildings, fences, and other improvements on said Real Estate in good repair and