above described, with the appurtenances thereunto belonging, to said second party and to its successors and assigns forever. And the said parties of the first part covenant with the said second party, as follows:

First. That they have good right to sell and convey said premises;

That the said premises are free from encumbrance;

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 Company 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 ten 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, and in accordance with the promissory note of the said Johan Anderson and Helena Anderson 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 the said first parties agree to pay all taxes and assessments now subsisting, or to be hereafter levied or imposed, upon said real estate, and which may be in effect a charge thereupon or upon this mortgage, or the debt secured thereby in said State of Washington, before the same