Covenant with the said party of the ~~first~~ Second part as follows;

First. That they have a good right to sell and Convey said premises;
That the said premises are free from incumbrance;
That the will warrant and defend the title against the law-full 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 the said second party or order at the office of the New England Mortgage Security Company in Boston Massachusetts five hundred dollars in the Gold Coin of the United States of America of the present Standard of weight and fineness on the first day of December 1897 with interest thereon in like Gold Coin, from date until Maturity, at the rate of ten per cent per annum payable annualy 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 Edward Underwood and Isabelle Underwood 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 The said 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 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