

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 the said second party or order at the Office of The New England Mortgage Security Company in Boston Massachusetts Fifteen Hundred Dollars in the Gold Coin of the United States of America of the present Standard of Weight and fineness in installments as follows  
 \$500<sup>00</sup> on the first day of December 1895  
 \$500<sup>00</sup> on the first day of December 1896  
 \$500<sup>00</sup> on the first day of December 1897  
 with interest thereon in like Gold Coin from date until maturity at the rate of Five 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 three promissory Notes of the said Jerse Q. Wing and Hulda E. Wing 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 sums and interest at the times and in the manner aforesaid

Third 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 in effect a charge thereupon or upon this Mortgage or the debt secured thereby in the 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 collectable at once or may elect to pay such taxes <sup>or</sup> assessments upon said premises or upon the Mortgage or the debt secured thereby and be entitled to interest on the same at the rate of 12 per cent per annum and this Mortgage shall stand as security for the amount so paid with such interest

Fourth That the said parties agree to keep all buildings, fences and other improvements on said Real Estate in as good repair and condition as the same is at this