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, Three 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 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 Thomas Elliott Sr. and Ann Elliott 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 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 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 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. ——