trust forever. And the said William White for himself, his heirs, execu-tors, administrators and assigns, covenants and agrees with the said party of the second part, its successors and assigns, and with the party of the third part and his successor in trust, to keep the building or buildings now standing or which may hereafter be erected on the above described premises, insured against loss or damage by fire in some solvent incorporated insurance company or companies to be approved by said party of the second part its successors or assigns, so long as the moneys hereby secured shall be unpaid, to the amount of at least Twenty Five Hundred ($2500) Dollars and to assign and keep assigned to said party of the second part its successors and assigns the policy or policies of such insurance and deposit the same with the said party of the second part; and to pay annually to the proper officers all taxes and assess-ments which shall be levied or assessed on said real estate or any part thereof; and to procure and deliver to the said party of the second part at its office in the City of Milwaukee, in the State of Wisconsin, on or before the first day of May in each and every year, duplicate receipts of the proper officers for the payment of all such taxes and assessments levied or assessed on said premises for the preceding year; also to keep the improvements on said premises in good repair and preservation; and in case of the failure to keep or continue such insurance or to assign the policy or policies thereof as above provided, or in case of the non payment of any such taxes or assessments when the same shall become due and payable, or in case of the failure of said first party to keep the improvements on said premises in good repair and preser-vation, the said party of the second part, its successors or assigns may effect an insurance upon said building or buildings to the amount above named, and may pay such taxes and assessments with the accrued interest, officer's fees and expenses thereon, and at its expense may keep the improvements on said premises in good repair and preservation, and the amounts or sums so paid for pre-miums and expenses of insurance and for taxes or assessments and officer's fees and expenses on account thereof, and for keeping the improvements on said premises in good repair and preservation, shall be immediately paid to the said party of the second part, its succes-sors or assigns, and shall unless so paid be added to and be deemed part and parcel of the moneys secured hereby, and from the time of payment thereof by the said party of the second part, the sums so paid, shall bear interest at the same rate as the principal debt hereby secured; and that the said party of the first part at the time of the ensealing and delivery of these presents is the true lawful and rightful owner and proprietor of the said premises above described, and every part thereof, and is seized of a good, sure, perfect and indefeasible estate of inheritance therein in fee simple; that he has good right, full power and lawful author--ity to grant, bargain, sell and convey the said premises and every

part thereof to the said party of the third part in manner and form aforesaid; that the said premises are free and clear from all taxes, liens and incumbrances whatsoever; and that the said party of the first part will ever warrant and defend the same to the par-ty of the third part or his successor in trust, and his assigns forever against the lawful claims of all persons whomsoever. And I the undersigned William White party of the first part, in consider-ation of the loan herein made to me do release, relinquish quit claim and convey to David B Ramsey party of the third part, his successors and assigns, all right title, claim and in-terest of every kind, character and description whatsoever that I now have or may hereafter acquire as homestead, dower, or otherwise in and to the property herein conveyed. But this con-veyance is made in trust for the following uses and purposes and none other to wit; the said William White is indebted to the said party of the second part, in the sum of Thirty Five Hundred (3500) Dollars, for money loaned to him, evidenced by his bond, bear-ing even date herewith, and conditioned for the payment to the said party of the second part of the just and full sum of Thirty Five Hundred (3500) Dollars, in the installments, and upon the terms therein specified, with interest thereon at six (6) per centum per annum from the date hereof, as hereinafter more par-ticularly stated, all payable at the office of the said party of the second part in the City of Milwaukee, and also for the pay-ment of all taxes and insurance, and for keeping the improve-ments on said premises in good repair and preservation. And the said party of the first part, being desirous to secure and make certain the payment of the same, therefore it is hereby covenanted and agreed by and between the parties to this deed, that in case said party of the first part his heirs, executors or administra-tors, shall pay or cause to be paid to the said party of the second part, its successors or assigns, the just and full sum of Thirty Five Hundred (3500) Dollars as follows, viz: Five Hun-dred (500) Dollars thereof at the expiration of one (1) year and the remaining Three Thousand (3000) Dollars thereof in three (3) equal payments of One Thousand (1000) Dollars each payable respective-ly at the expiration of two (2) three (3) and four (4) years from the date of these presents, with interest thereon until paid, at the rate of six (6) per centum per annum, payable semi annually on the first day of May and of November in each and every year, both principal and interest payable at the office of said party of the second part, in the City of Milwaukee, in the State of Wis-consin, and shall on or before the first day of May in each and every year procure and deliver to said party of the second part at its office in the said city of Milwaukee, duplicate receipts of the proper officers for the payment of all taxes levied or assess-ed on said premises for the preceding year, according to the condition of said bond bearing even date herewith executed by