thence East Ninety (90) Rods thence North Ninety three (93) Rods thence West One hundred and Sixty (160) Rods to the place of beginning containing One hundred and seven and 76/100 acres of land more or less with the appurtenances and all the estate title and interest of the said parties of the first part therein And the said parties of the first do hereby covenant and agree that at the delivery here of they are the lawful owners of the premises above granted and seized of a good and indefeasible estate of inheritance therein free and clear of all incumbrances that they have good right to sell and convey said premises and that they will warrant and defend the same against the lawful claims of all persons

This Grant is intended as a Mortgage to secure the payment of the sum of Two Hundred Dollars and interest thereon according to the terms of one certain mortgage note and 20 interest notes or coupons this day executed by the said Samuel C Price and Martha A Price to wit Note No. 1 for Two Hundred Dollars due January 1st. 1887 all dated December 19 1881 payable to or order at the Banking House of S County Bro's New York City with interest payable semi annually on the first days of January and July in each year according to coupons attached to said note The parties of the first part further agree that they will pay all taxes and assessments upon the said premises before they shall become delinquent and they will keep the buildings on said property insured in some approved Insurance Company payable in case of loss to the mortgagee or assigns and deliver the policy to the mortgagee as collateral security hereto

Now If such payments be made as herein specified this conveyance shall be void and shall be released upon demand of the parties of the first part But if default be made in the payment of said principal sum or any part thereof or any interest thereon or of said taxes and assessments as provided or if default be made in the agreement to insure then this conveyance shall become absolute and the whole of said principal and interest shall immediately become due and payable and in case of such default of any sum covenanted to be paid for the period of ten days after the same becomes due the said first parties agree to pay to said second party and his assigns interest at the rate of 12 per cent. per annum computed annually on said principal note from the date thereof to the time when the money shall actually be paid and any payments made on account of interest shall be credited in said computation so that the total amount of interest