

the estate, title and interest of the said parties of the first part therein. And, the said Benjamin Shipp and Mary I. Shipp do hereby covenant and agree that at the delivery hereof 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 except a Mortgage of \$500 and interest. Mortgage of \$50 dated January 13/85 Recorded January 30, 1885 in Book 8 of Mortgages at pp. 518 + 524.

This Grant is intended as a Mortgage to secure the payment of the sum of Eight Hundred Dollars (\$800 ⁰⁰/₁₀₀) according to the terms of two certain promissory notes this day executed and delivered by the said Benjamin Shipp and Mary I. Shipp to the said party of the second part: and this conveyance shall be void if such payment be made as herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or the taxes, or if the insurance is not kept up thereon then this conveyance shall become absolute, and the whole shall become due and payable, and it shall be lawful for said party of the second part her executors, administrators and assigns at any time thereafter, to sell the premises hereby granted or any part thereof, in the manner prescribed by law, appraisement hereby waived or not at the option of the party of the second part her executors administrators or assigns: and out of all the moneys arising from such sales, to retain the amount then due for principal and interest together with the costs and charges of making such sale, and the surplus, if any there be, shall be paid by the party making such sale, on demand to the said parties of the first part their heirs and assigns.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year first above written.

Benjamin Shepp (seal)
Mary I. Shepp (seal)