

and Range, thence running West 211 feet, thence North $15\frac{1}{2}$ feet, thence East 211 feet, thence South $15\frac{1}{2}$ feet to the place of Beginning.

Subject to a Prior mortgage of \$500 to said W. G. Beardsley.

To Have and to Hold the same, with all and singular the hereditaments and appurtenances therunto belonging, unto the party of the second part, and to his heirs and assigns forever. And the said Matthew B. Saule doth hereby covenant and agree, that at the delivery hereof he is the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein, free and clear of all incumbrances, and that he will warrant and defend the same in the quiet and peaceable possession of said party of the second part, his heirs and assigns forever, against all persons lawfully claiming the same.

Provided Always, And these presents are upon this express condition, that whereas, the said Matthew B. Saule is justly indebted unto the said W. G. Beardsley in the principal sum of Four Hundred Dollars, lawful money of the United States of America, being for a loan thereof, on the day and date hereof, made by the said W. G. Beardsley to the said Matthew B. Saule and secured to be paid by the certain promissory note of the said Matthew B. Saule bearing even date herewith, payable to the order of the said W. G. Beardsley in One (1) year from the date thereof, at the office of W. G. Beardsley in the City of Auburn, and State of New York, with interest at the rate of Eight per cent. per annum, from date until said principal sum is fully paid, said interest to be paid semi-annually, on the 15th day of January and of July in each and every year, said several installments of interest being further specified by two (2) interest notes or coupons of even date herewith, attached to said note and payable at said office of W. G. Beardsley in the City of Auburn, New York and in and by said promissory note