

thence north Eighty rods (80 rods) to the place of beginning with the appurtenances and all the estate, title and interest of the said party of the first part therein. And the said J. P. Jones does 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.

This Grant is intended as a Mortgage to secure the payment of the sum of One Hundred \$100.00 Dollars, according to the terms of certain promissory note this day executed by the said J. P. Jones to the said party of the second part; due six months after date bearing ten percent from date until paid.

And this conveyance shall be void if such payment be made as is herein specified. But if default be made in such payment, or any part thereof, or interest thereon, or if the taxes on said land are not paid when the same become due and payable, or if the insurance is not kept up thereon, as provided herein, then this conveyance shall become absolute, and the whole sum remaining unpaid shall immediately become due and payable, at the option of the holder thereof; and it shall be lawful for said party of the second part, his 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 waived"; and out of all moneys arising from such sale, to retain the amount then unpaid of principal and interest, together with the cost and charges of making such sale, and the overplus, if any there be, shall be paid by the party making such sale, on demand, to the said J. P. Jones his heirs and assigns.

In Witness Whereof, The said party of the first part has hereunto set his hand and seal the day and year last above written.

Signed, sealed and
delivered in presence of

E. F. Green

J. P. Jones (Seal)