

with the appurtenances, and all the estate, title and interest of the said parties of the first part therein. And the said William H Russell 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 Forty Five Hundred Dollars as follows \$ 1000, on or before March 1st 1887, \$1000, on or before March 1st 1888, \$1000 on or before March 1, 1889 and \$1500 on or before March 1, 1890 with interest payable annually at six $\frac{1}{2}$ per cent per annum according to the terms of four certain promissory notes this day executed and delivered by the said William H Russell and Sophia L Russell 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 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 hereby waived or not at the option of the party of the second part his 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 overplus, if any there be, shall be paid by the party making such sale, on demand, to the said party of the first part or his 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.

Signed and Delivered in Presence of
 Geo A Banke
 W. H. Russell *Test*
 Sophia L. Russell *Test*