

and clear of all incumbrances, and that they will warrant and Defend the same in the quiet and peaceable possession of said party of the second part, her heirs and assigns Forever, against the lawful claims of all persons whomsoever —

Provided Always, And this instrument is made, executed and delivered upon the following conditions, to wit:

First: Said Louise Adele Grant and Charles W. Grant are justly indebted unto the said party of the second part in the principal sum of Two Hundred Dollars, lawful money of the United States of America, being for a loan thereof made by the said party of the second part to the said parties of the first part and payable according to the tenor and effect of one certain First Mortgage Real Estate Note, number 179 executed and delivered by the said parties of the first part bearing date March 16th 1886 and payable to the order of the said Caroline Ploughgeton one year after date, at the National Bank, of Lawrence, with interest thereon from date until maturity, at the rate of nine per cent. per annum, payable semi-annually, on the 16th days of September and March in each year, and 12 per cent. per annum after maturity, the installments of interest being further evidenced by two coupons attached to said principal note, and of even date therewith, and payable to the order of said Caroline Ploughgeton at the National Bank of Lawrence.

Second: Said parties of the first part hereby agree to pay all taxes and assessments levied upon said premises when the same are due, and insurance premiums for the amount of insurance hereinafter specified; and if not so paid, the said party of the second part, or the legal holder or holders of this mortgage, may, without notice,