

of the North-east quarter of Section No. Eight in Township No. Twelve (12) South of Range No. Nineteen (19) East containing forty acres (40) more or less

with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said Phemie Wade and Amanda M. Wade 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

This Grant is intended as a Mortgage to secure the payment of the sum of Three hundred sixty seven and 3/4 Dollars on or before five years after date with interest at the rate of ten per cent per annum according to the terms of one certain promissory note this day executed and delivered by the said Phemie Wade and Amanda Wade 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 payments or any part thereof, or when 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, without consent hereby waived or not at the option of the party of the second part his executors, administrators or assigns and out of all the money arising from such sale, 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, or paid to the said Phemie Wade and Amanda Wade his heirs, executors, administrators 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

This following is endorsed on original instrument
In consideration of full payment of the within mortgage I hereby release the same this 14th day of May 1891
C. W. Carter