

premises above granted and seized of a good and inde-
 -feasible estate of inheritance therein, free and clear of
 all incumbrances and that he will warrant and
 defend the same against all claims whatsoever. This
 Grant is intended as a Mortgage to secure the payment
 of the sum of Five Hundred Dollars, according to
 the terms of one certain promissory note, this day
 executed by the said Peter Dörner to the said party
 of the second part. Said note being given for
 the sum of Five Hundred Dollars, dated September
 29th 1886 due and payable in Three years from date
 thereof with interest thereon from the date thereof
 until paid according to the terms of said note
 and coupons thereto attached. And this conveyance
 shall be void if such payment be made as in
 said note and coupons thereto attached, and as is
 hereinafter specified. And the said party of the
 first part hereby agrees to pay all taxes assessed
 on said premises before any penalties or costs shall
 accrue on account thereof, and to keep the said
 premises insured in favor of the said mortgagee
 in the sum of Five Hundred Dollars, in some in-
 -surance company satisfactory to said mortgagee, in
 default whereof the said mortgagee may pay the
 taxes and accruing penalties, interest and costs,
 and insure the same at the expense of the party
 of the first part, and the expense of such
 taxes and accruing penalties, interest and costs,
 and insurance, shall from the payment thereof
 be and become an additional lien under this
 mortgage upon the above described premises, and
 shall bear interest at the rate of 12 per cent
 per annum. But if default be made in such
 payment, or any part thereof, or interest thereon,
 or the taxes assessed on said premises, or if the
 insurance is not kept up thereon, then this con-
 -veyance shall become absolute, and the whole
 principal of said note, and interest thereon, and
 all taxes and accruing penalties and interest
 and costs thereon remaining unpaid or which
 may have been paid by the party of the
 second part, and all sums paid by the party
 of the second part for insurance, shall be