Sec 31 in Town 12 of Range 20

with the appurtenances and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part 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, that they have good right to sell and convey said premises, and that they will warrant and defend the same against the lawful claims of all persons.

This Grant is intended as a mortgage to secure the payment of the sum of Twelve hundred Dollars and interest thereon, according to the terms of two certain mortgage notes and eight interest notes or coupons, this day executed by the said parties of the first part to wit: Note No. 1 for one thousand dollars, due January 1st 1890 Note No 2 for two hundred Dollars, due January 1st 1888. all dated January 1st 1887, payable to Edward Russell or order, at the Importers & Traders Nat'l Bank New York City with interest, payable semiannually, on the first days of January and July in each year, according to coupons attached to said notes. The parties of the first part further agree that they will pay all taxes and assessments upon the said premises before they shall become delinquent and they will keep the buildings on said property insured in some approved insurance company payable in case of loss, to the mortgagee or assigns, and deliver the policy to the mortgagee, as collateral security hereto.

Now, if such payments be made as herein specified, this conveyance shall be void, and shall be released upon demand of the parties of the first part. But if default be made in the payment of said principal sum, or any part thereof, or any interest thereon, or of said taxes or assessments as provided, or if default be made in the agreement to insure, then this conveyance shall become absolute, and the whole of said principal and interest shall immediately become due and payable at the option of the party of the second part; and in case of such

The following is endorsed on the original instrument
The note herein described having been paid in full, this mortgage is hereby released and the lien thereby created discharged. As Witness my hand this 26 day of May A.D. 1887
Edward Russell
attest: C. M. Manter
Recorded May 27, 1887 at 5:30 o'clock A.M.
B. J. Brown Register of Deeds

The following is endorsed on the original instrument
Spencer Mass Mch 8 1887
For value received I do hereby sell and assign this mortgage and the notes therein described to Edward Russell
Wm M Bemis
attest: E. A. Gray
Recorded May 27, 1887 at 5:25 o'clock A.M.
B. J. Brown Register of Deeds