

title and interest of the said party of the first part therein. And the said Marian J. Kidder and Sewell K. Kidder do hereby covenant and agree that at the delivery hereof they 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 one hundred dollars according to the terms of one certain promissory note this day executed and delivered by the said Marian J. and Sewell K. Kidder to the said party of the second part; and due in one year from date of Jan'y 24 1887 with ten per cent interest from date and this conveyance shall be void if such payments 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 amount shall become due and payable, and it shall be lawful for the 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 cost 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 Marian J. and Sewell K. Kidder heirs and assigns.

In Witness Whereof, The said party of the first part, has hereunto set their hands and seals the day and year first above written.

Signed and Delivered in Presence of
G. E. Dallas

Sewell K. Kidder [Seal]
Marian J. Kidder