

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 Four hundred Dollars and interest thereon, according to the terms of one certain mortgage note and two interest notes or coupons, this day executed by the said parties of the first part To wit: Note, No. 1. for Four hundred Dollars, due January 1st, 1892 all dated December 14th, 1886, payable to Edward Russell or order, at the Insular and Trade National Bank N.Y. City, with interest payable semi-annually, on the first days of January and July in each year, according to coupons attached to said note. 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 hereof.

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

default of any sum covenanted to be paid, for the period of ten days after the same becomes due, the said first parties agree to pay to said second party and his assigns, interest at the rate of 12 per cent. per annum, computed annually on said principal note,

The following is indexed 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 31st day of December, A.D. 1890.
Edward Russell

Recorded December 31st 1890
James Brooks
Register of Deeds