does hereby covenant and agree that at the delivery hereof she is 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, and that she will warrant and defend the same in the quiet and peaceable possession of said party of the second part, his heirs and assigns, forever, against the lawful claims of all persons whomsoever.

Provided, Always, And these presents are upon the following covenants and conditions, to wit:

First: That said party of the first part is justly indebted to the said second party in the sum of One Thousand Dollars, according to the terms of a certain mortgage note of even date herewith, executed by said party of the first part, in consideration of the actual loan of the sum aforesaid, and payable Five years after date to the order of said second party, with interest thereon at the rate of Eight per cent. per annum from the date of said mortgage note, interest payable semi-annually on the first day of December and June in each year, according to the terms of interest notes thereunto attached; both principal and interest being payable at Bank of Boston Safe Deposit and Trust Company, Boston, Mass. and all said notes bearing twelve per cent. interest after maturity.

Second: The party of the first part agrees to pay all taxes and assessments upon the said premises before they shall become delinquent; to keep the buildings on said property insured to the amount of Dollars, in such insurance company as this mortgagee or his assigns may elect; loss, if any, payable to this mortgagee or assigns, and deliver the policy to this mortgagee, as collateral security hereto; and to keep all fences, buildings, and other improvements on said real estate in as good repair as they are at the date hereof, and to permit no waste of any kind on said premises.

Third: It is agreed by said first party that the party of the second part may make any payments necessary to remove or extinguish any prior or outstanding title, lien, or incumbrance on the premises hereby conveyed, and may pay any unpaid taxes or assessments charged against said property and may insure said property if default be made in the covenant to insure; and sums so paid shall become a lien upon the above described real estate and be secured by this mortgage, and may be recovered, with interest at twelve per cent, in any suit for the foreclosure of this mortgage. In case of such foreclosure, said real estate

The following [illegible]
The amount secured by this mortgage has been paid in full and the same is hereby cancelled this 14th day of December 1888.
Andrew C. Hussey
Recorded January 11th 1889 at 9 O'clock P.M.
James Boreko
Recorder