

agree that at the delivery hereof they are the lawful owner of the premises above granted, and seized of a good and indefeasible estate of inheritance therein free and clear of all encumbrances except a Mortgage given Jan'y 27th, 1887, for One Hundred Dollars for one year with 10% int. from date thereon, and executed by Marian J and Sewell H. Kidder on their undivided half interest in said property.

This Grant is intended as a Mortgage to secure the payment of the sum of One Hundred \$100⁰⁰ according to the terms of one certain promissory bond this day executed and delivered by the said Charles S. Kidder and Elizabeth A. Kidder to the said party of the second part: dated June 28, 1887 due and payable in Two years from date, with interest payable semi-annually from the date thereof until paid according to the terms of said promissory bond and four interest coupons thereto attached 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 or 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 or 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 surplus, if any there be, shall be paid by the party making such sale, on demand, to the said Chas. S. Kidder and Elizabeth A. Kidder or her heirs and assigns.

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

Signed and Delivered
in Presence of
W. E. Ballas

Charles S. Kidder [seal]
Elizabeth A. Kidder [seal]