except a mortgage of \$500 on S½ of SE¼ Sec 32 aforesaid; that they have good right to sell and covey said premises, and that they will Warrant and Defend the same against the lawful claim of all persons.

This Grant is intended as a Mortgage to secure the payment of the sum of Twenty five hundred Dollars, and interest thereon, according to the terms of one certain mortgage note, this day executed by the said Edward Russell to wit:

Note No. 1. for Twenty five hundred Dollars, due November 25th 1888 dated November 25th 1887, payable to G. W. Shurtleff or order, at the Citizens National Bank of Oberlin Ohio with interest payable annually on the 25th day of November in each year, according to coupons attached to said note. The parties of the first part further agrees 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 for \$400.00 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 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, from date thereof to the time when the money shall be actually paid, and any payments made on account of interest shall be credited in said computation, so that the total amount of interest collected shall be, and not exceed, the legal rate of 12 per cent.; but the party of the second part may pay any unpaid taxes charged against said property, or insure said property if default be made in keeping up insurance, and may recover for all such payments, with interest at twelve per cent., in any suit for foreclosure of this

The note herein described having been paid in full this mortgage is hereby released and the lien hereby created discharged. Witness my hand this first day of December A.D. 1888. E. W. Metcalf
Witness [illegible] Recorded December 3rd 1888 [illegible] Recorder