

Machinery, fixtures, and approaches, and the office scales, and coal houses thereon, with all the appurtenances, and all the estate, title and interest of the said parties of the first part therein.

And the said James J. Russell and Harry J. Bowman and their said wives do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, and seised of a good and indefeasible estate of inheritance therein free and clear of all encumbrances,

This Grant is intended as a Mortgage to secure the payment of the sum of Three Thousand Dollars according to the terms of three (3) certain promissory notes this day executed and delivered by the said James J. Russell and Harry J. Bowman to the said party of the second part: One of said notes being due in one year, one in two years, and one in three years, or before, from the date thereof and each being for the sum of One Thousand dollars, with ten per cent. interest from date, payable annually, 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 her executors administrators, and assigns, at any time hereafter, 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, her 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 costs 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 James J. Russell and Harry J. Bowman, their heirs and assigns.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals