inheritance therein, free and clear of all incumbrances, and that they will Warrant and Defend the same in the quiet and peacable possession of said party of the second part her heirs and assigns forever, against all persons lawfully claiming the same.

Provided Always, And these presents are upon this express condition, that whereas, the said James P. Crane and Cyrena M. Crane are justly indebted unto the said Harriet E. Cutter in the principal sum of Six Hundred Dollars lawful money of the United States of America, being for a loan thereof on the day and date hereof, made by the said Harriet E. Cutter to the said James P. Crane and Cyrena M. Crane and secured to be paid by the certain promissory note of the said James P. Crane and Cyrena M. Crane bearing even date herewith, payable to the order of the said Harriet E. Cutter in five (5) years from the date thereof, at 1st Ward Natl Bank, Boston, Mass. with interest after maturity, or default in payment of interest; at the rate of twelve per cent, per annum until the said principal sum is fully paid.

The interest on said note from date to maturity or default is to be paid semi-annually, on the 6th day of February and of August in each and every year, and is specified by interest notes or coupons of even date herewith, attached to the said note and payable at said 1st Ward National Bank of Boston, Mass. and in and by said promissory note it is agreed that if default be made in the payment of any interest coupon at maturity, then the said principal sum of Six Hundred Dollars with all the interest thereon, shall immediately become due and payable, Now, if the said parties of the first part shall well and truly pay, or cause to be paid the said sum of money in said note mentioned, with the interest thereon, according to the tenor and effect of said note, then these presents shall be null and void. But, if said sum of money, or any interest thereon, is not paid when the same is due and payable, or if any taxes or assessments levied against said property, are not paid when the same are payable, or if default shall be made in the agree-