ances and all the estate, title and interest of the said parties of the first part therein. And the said parties of the first part do hereby covenant and agree that at the delivery hereof they are the lawful owners of the premises above granted, & seized of a good and indefeasible estate of inheritance therein, free & clear of all incumbrances; that they have good right to sell and convey said premises, and that they will Warrant & 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 Sixteen hundred Dollars, and interest thereon, according to the terms of a certain mortgage note and Six interest notes or coupons, this day executed by the said Albert S. Long and Martha H. Long, husband & wife to wit:

Note No. 1, for Sixteen hundred dollars, due May first, 1891 all dated May seventh 1888. payable to Edward Russell, or order, at the Importers and Traders National Bank, New York City, N. Y. with interest payable semi-annually on the first days of May and November in each year, according to coupons attached to said note. The parties of the first part further agree that they will pay all taxes and assessments upon the said premise before they shall become delinquent; and they will keep the buildings on said property insured for $ 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