appurtenances, and all the estate, title and interest of
the said parties of the first part therein. And the said
Nathan Cushingberry and Matilda F. Cushingberry do hereby
covenant and agree that at the delivery hereof they are the
lawful owners of the premises above granted and seized of
a good and indefeasible estate of inheritance therein, free
and clear of all incumbrances and that they will warrant
and defend the same against all claims whatsoever.
This Grant is intended as a Mortgage to secure the pay-
ment of the sum of Two hundred and Seventy five Dollars
according to the terms of a certain promissory note this
day executed by the said Parties of the first part to the said
party of the second part. Said note being given for the
sum of Two hundred and Seventy five Dollars, dated 9 July
1888 due and payable on 1st July 1891 with interest thereon
from the date thereof until paid according to the terms
of said note and coupons thereto attached. And this con-
veyance shall be void if such payment be made as in
said note and coupons thereto attached, and as is herein-
after specified. And the said parties of the first part hereby
agree to pay all taxes assessed on said premises before any
penalties or costs shall accrue on account thereof, and to
keep the said premises insured in favor of the said
mortgagee, in the sum of Three hundred Dollars, in some
insurance company satisfactory to said mortgagee, in
default whereof the said mortgagee may pay the taxes
and accruing penalties, interest and costs, and insure
the same at the expense of the parties of the first part,
and the expense of such taxes and accruing penalties,
interest and costs, and insurance, shall from the
payment thereof be and become an additional lien
under this mortgage upon the above described premises
and shall bear interest at the rate of 12 per cent. per annum
But if default be made in such payment or any part there-
of, or interest thereon, or the taxes assessed on said prem-
ises, or if the insurance is not kept up thereon, then this
conveyance shall become absolute, and the whole prin-
cipal of said note and interest thereon, and all taxes and
accruing penalties and interest and costs thereon
remaining unpaid or which may have been paid by
the party of the second part, and all sums paid by the
party of the second part for insurance, shall be due and