

same against all claims whatsoever. This Grant is intended as a Mortgage to secure the payment of the sum of Eleven hundred twenty & 7/100 Dollars, according to the terms of One 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 Eleven hundred twenty & 7/100 Dollars, dated March 1, 1889, due and payable in Five years from the date thereof, with interest thereon from the date thereof until paid, according to the terms of said note and coupons thereto attached. And this conveyance shall be void if such payment be made as in said note and coupons thereto attached, and as is hereinafter 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 mortgage, in the sum of Five hundred Dollars, in some insurance company satisfactory to said mortgage, in default whereof the said mortgage may pay the taxes and accruing penalties, interests and costs, and insure the same at the expense of the party of the first part, and the expense of such taxes and accruing penalties, interest and costs, and insurance, shall form the payment thereof. So and become an additional lien under this mortgage upon the above described premises, and shall bear interest at the rate of twelve per cent per annum. But if default be made in such payment or any part thereof, or interest thereon, or the taxes assessed on said premises, or if the insurance is not kept up thereon, then this conveyance shall become absolute, and the whole principal 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 payable or not, at the option of the party of the second part; and it shall be lawful for the party of the second part his executors, administrators and assigns, at any time thereafter, 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, his executors, administrators or assigns; and out of all the moneys arising from such sale, to retain the amount then due or to become due, according to the conditions of this instrument, 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 parties of the first part, their heirs and assigns.

In Witness Whereof, The said parties of the first part have hereunto set their hands and seals the day and year last above written.

Signed, sealed and delivered in the presence of

L. N. Van Hoesen

P. K. Cheseldine

Elizabeth Randall

Susan Randall (seal)

Nellie Randall Johnson (real)

The following is understood original document:
Present in consideration of eleven hundred & thirty five dollars, I have in hand paid to the recipient hereof a check of \$12,350.00 for my payment there-
named hereby assigns and transfers to the said Yager or his assigns the debt by the within assignor, a call on right title and interest in and to the lands and
the within said mortgage, mortgage, and described