

Recorded July 10th A.D. 1903
 AWA
 Registrar of Records
 City of New York
 Deputy

The following is endorsed on original instrument
 \$300.00 Lawrence St. July 10 1903.
 Record of Charles J. Rabe the within named mortgage for the sum of Three hundred
 and 00/100 Dollars in full satisfaction of the within mortgage.
 The City of New York
 Theo. B. Rabe, Secy.

defend the same against all claims whatsoever. This Grant is intended as a Mortgage to secure the payment of the sum of Three hundred Dollars, according to the terms of one certain promissory note executed by the said Chas Julius Rabe Jan 1st 1890 to the said party of the second part. Said note being given for the sum of Three hundred Dollars dated January 1st due and payable in Lawrence 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 payments be made as in said note and coupons thereto attached, and as is hereinafter specified. And the said party of the first part hereby agrees 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 _____ Dollars, in some insurance company satisfactory to said mortgagee, in default whereof the said mortgagee 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 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 ten per cent. per annum. But if default be made in such payments 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 its successors 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 its successors 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 Chas Julius Rabe his heirs and assigns.

In Witness whereof, The said party of the first part has hereunto set his hand and seal the day and year last above written.

Charles J. Rabe [seal]